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APS

APARTMENT BUILDING *Plans*

Working Blueprints and Specifications Available for Construction

GARAGE APARTMENTS - DUPLEXES - 4 TO 12 UNIT APARTMENT BUILDINGS - TOURIST COURTS

AMERICAN PLAN SERVICE

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Foreword

This book of distinguished designs presents for the investor-builder a wide variety of duplex and apartment house plans, ranging from two to eight units. Note the designs and plans for tourist cottages that will add greatly to your income. There are many plans to choose from, adaptable to prevailing costs and to the income requirements of the individual who builds.

Two items of prime importance confront the builder of today and must be considered by him. One is the higher cost of materials. The second is the necessity for reducing labor hours to a minimum. This applies not only to actual construction costs, but to the cost of planning and designing.

These ready-to-use plans, representing the very best in architectural skill and originality, were prepared to hold down costs in every way possible. For example, built-in furniture is prescribed in many instances. Efficiently planned kitchens were designed to save steps, but still give brightness and airiness.

And basic floor plans have been so designed that there is full utilization of available space for the most practical, convenient and comfortable arrangement of furniture! Wasted space has been prevented at every turn, to give you MORE usable space inside!

You are assured in these designs that the usual technical "do's" and "dont's" of construction have been met. Rooms have been arranged for the greatest livability and privacy possible. Plumbing has been specified in such a way as to guarantee the greatest efficiency at the lowest cost.

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And, for the lady of the house—who really pays attention to such things—there is plenty of commodious closet space for everything! Not to mention the wide, cheery windows, planned for cross-ventilation, a very important item in comfortable living!

The luxuries and comforts of many modern building innovations have been incorporated in these structures. Every effort has been made by this group of practical architects to combine beauty and charm with utility. Low maintenance expense is the rule for these income dwellings.

The floor plans are certain witnesses of the care and thought expended in your behalf to make the individual units attractive and roomy. Each unit is really a fine, small home for the benefit of your tenants. Or, if you decide to live in a unit yourself, you'll be happy and contented.

Housing authorities are highly in favor of duplexes and multiple-unit buildings. These are splendid rental properties. And, for the young couple just starting out, a duplex is a mighty good investment. Their home would produce revenue to help them on their way. The larger units presented herein meet the higher income requirements of the big investor, too!

Several types of the most adaptable cottages for tourist court development are included. These cottages were designed so that each unit could be arranged within the available ground area to avoid the monotony that marks so many tourist courts.

Wherever possible, these plans call for building materials readily available in your home locale. This means a source-of-supply right at hand, helping to reduce building costs.

We believe you will find what you are looking for within these covers!

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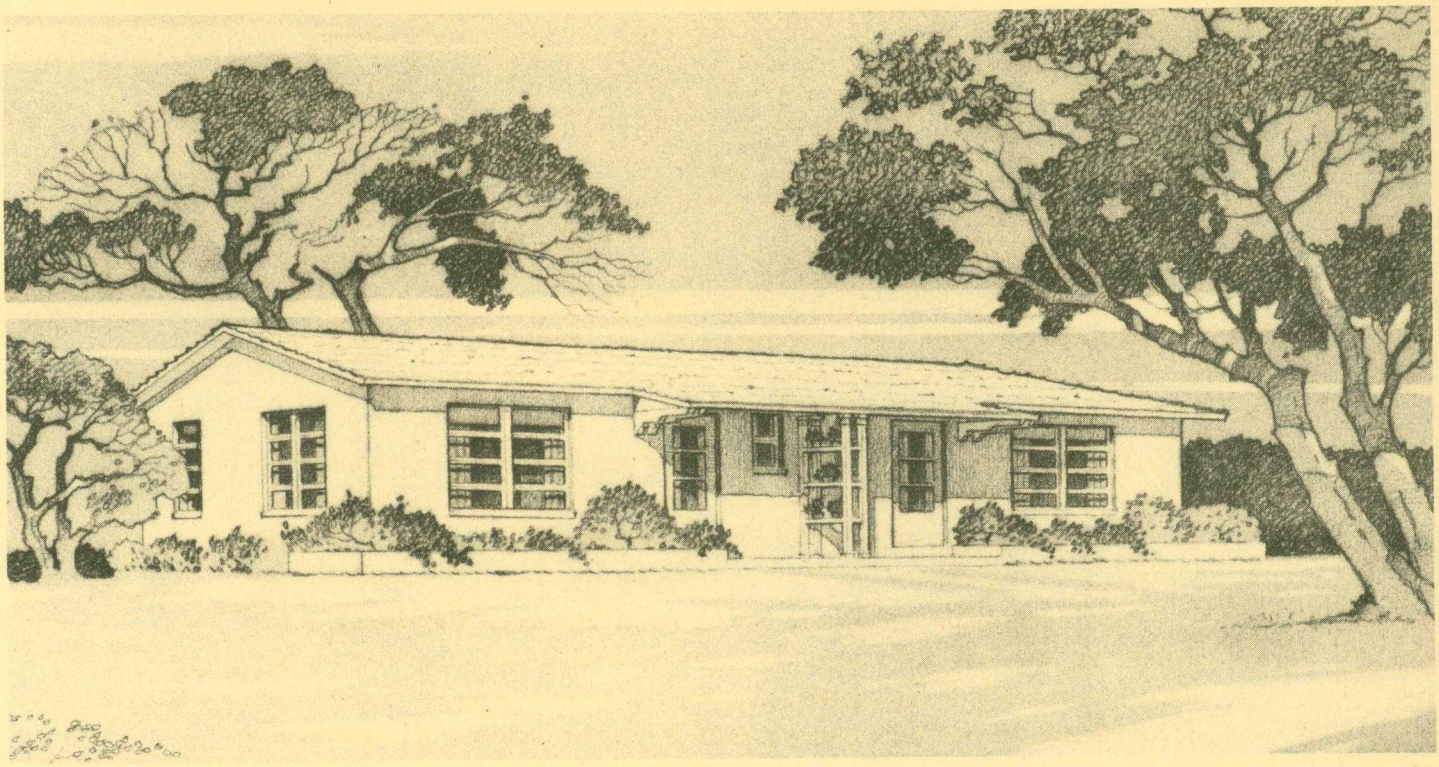
Complete working BLUEPRINTS and specifications of the plans shown in this book are available.

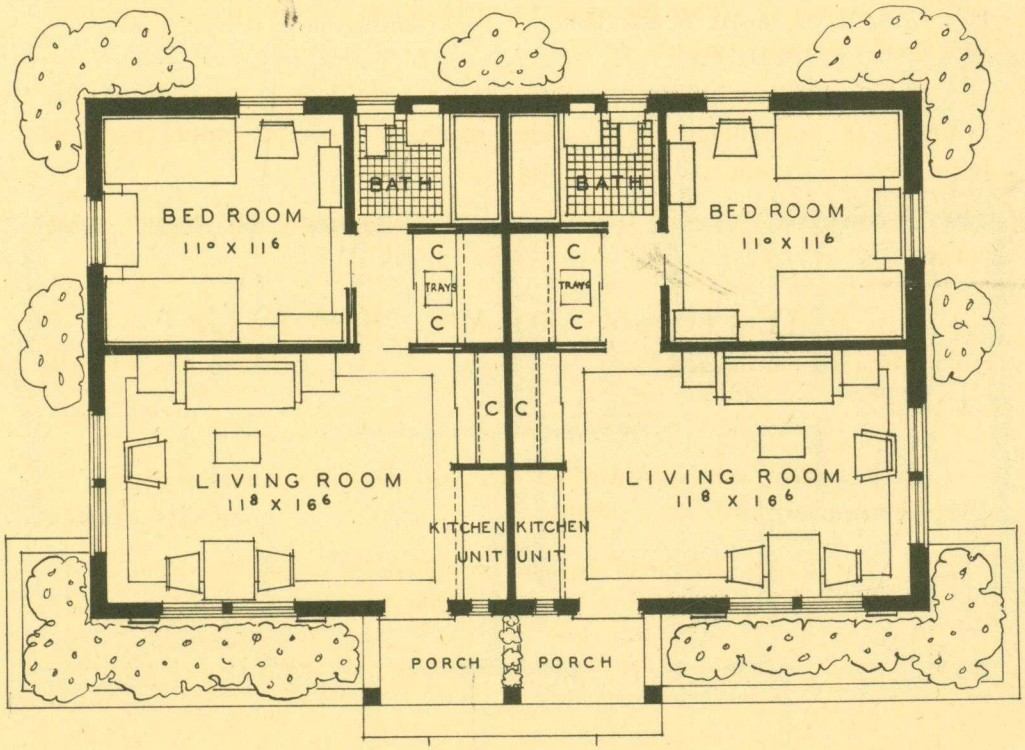
Our PLAN CHANGE department is prepared to take care of any necessary plan changes at a nominal architectural fee.



Plan No. 400

THE DORSEY

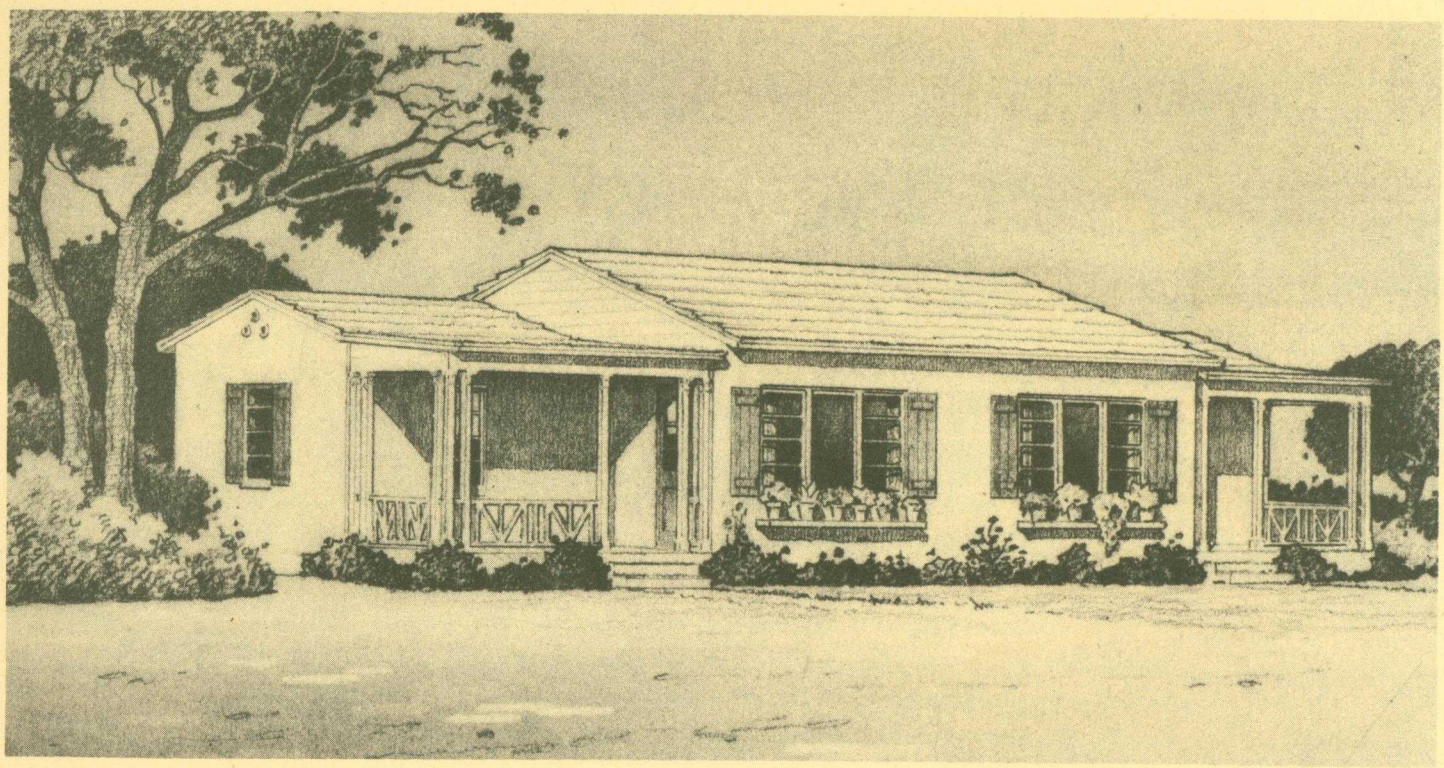
For those who like a maximum of efficiency in a minimum of space, The Dorsey is recommended! Here is a most compact duplex, all complete for livability, with plenty of closet space and fine cross ventilation. You'll like this plan if you have some extra space on your own lot, because it can be tucked away in the rear and produce income for you. Or, if you had planned on a tourist cabin center, The Dorsey is easily adaptable in groups to handle a number of overnight guests. You'll note the space allows for sleeping four in each unit.



FLOOR PLAN

SIZE
24'-6" X 40'-0"
980 SQ.FT. 11,760 CU.FT.

SCALE
0 5 10 15 20

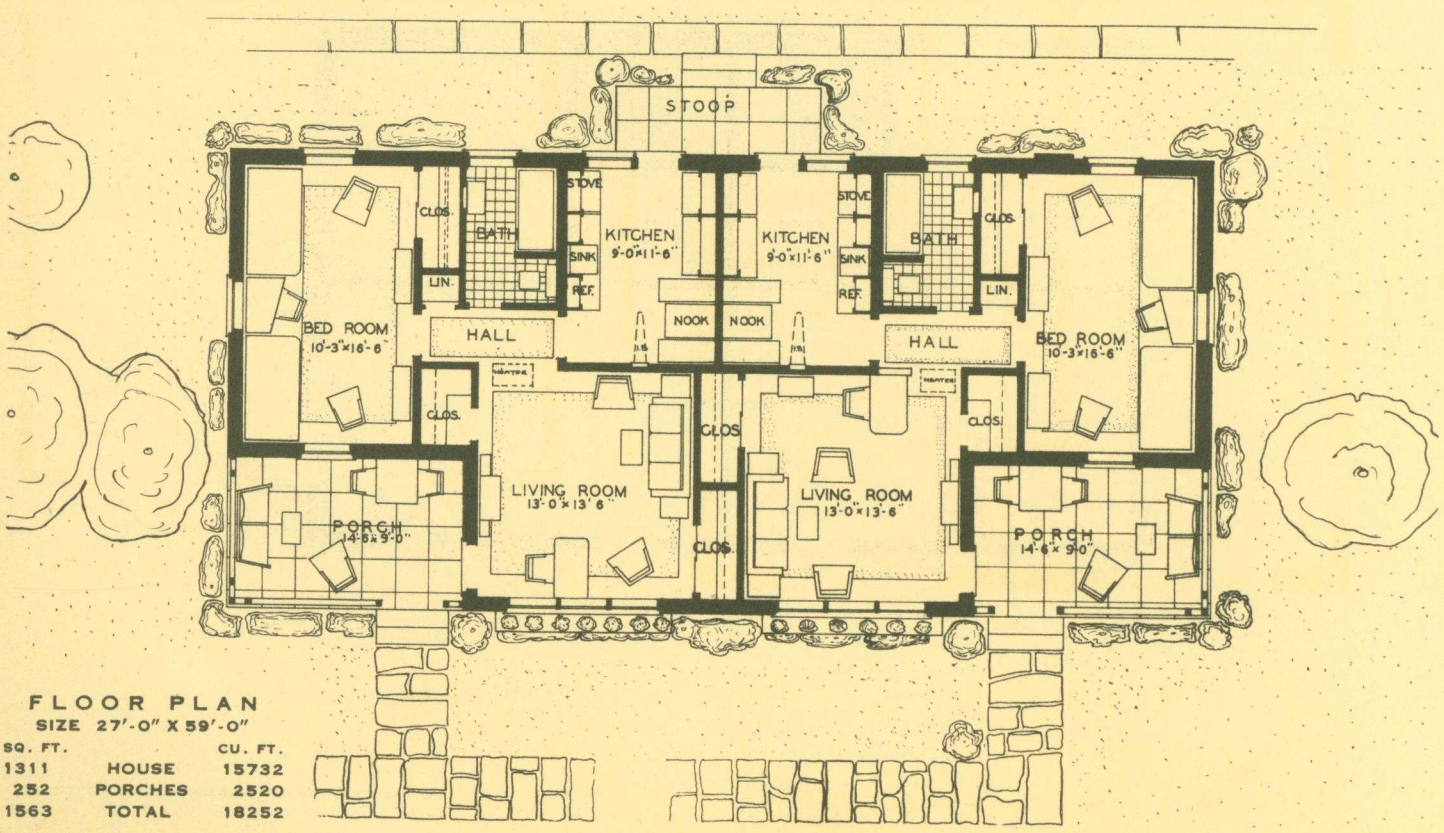


THE BEXAR

Plan No. 401

This delightful and most livable duplex offers really comfortable living and large income possibilities. The well-proportioned living room has perfect furniture spacing so the day-bed couch can be used as an extra sleeping accommodation, thus sleeping four to an apartment. Two extra large closets in the living room and a large double-closet in the bedroom.

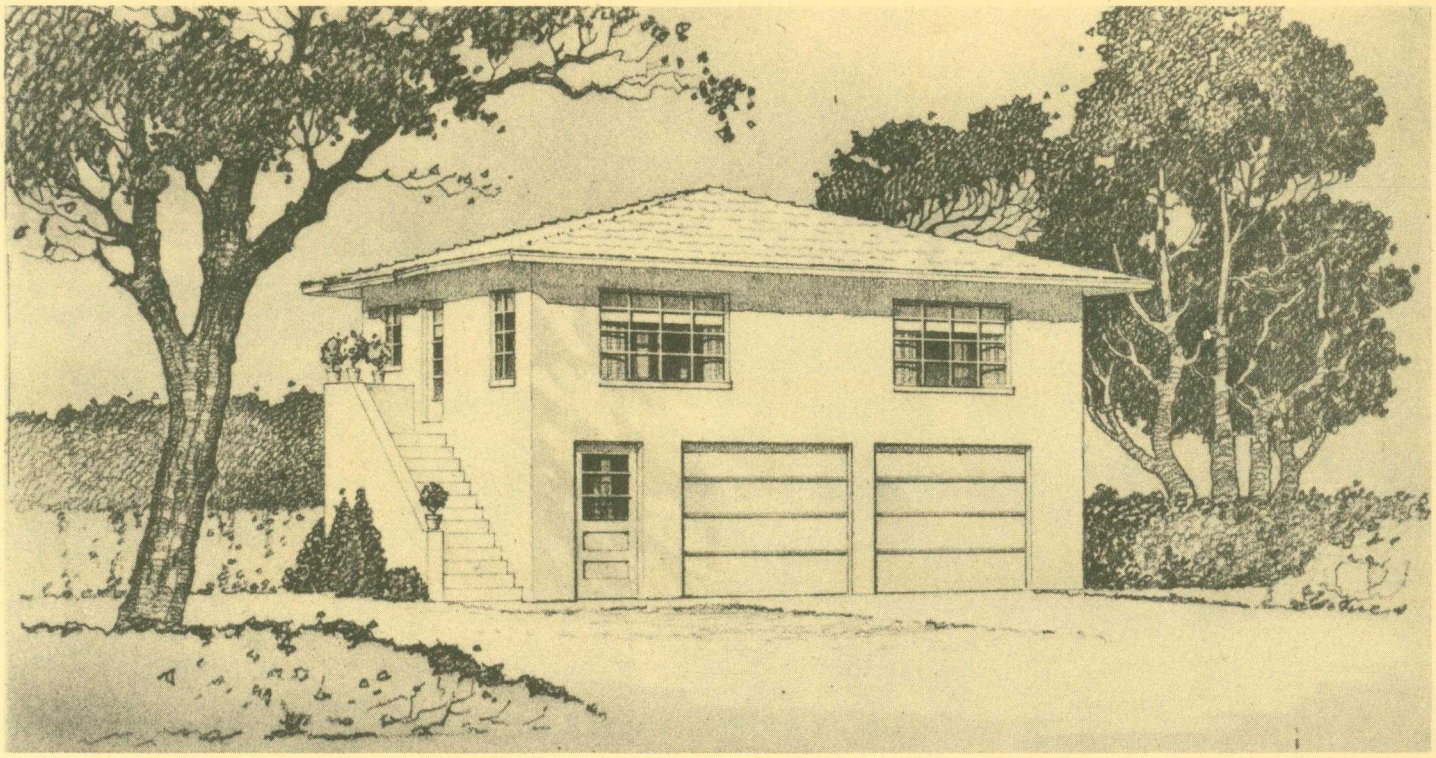
The novel bedroom arrangement is a welcome departure in design, with three-way ventilation. The 20th century kitchen is truly the post-war delight you've heard and read about. This duplex can be used in a court plan arrangement, or two to a lot.



FLOOR PLAN

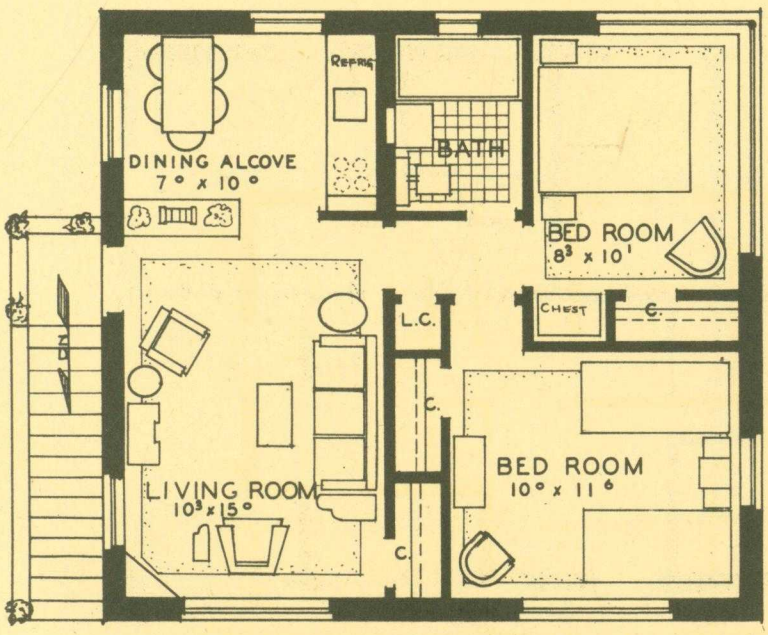
SIZE 27'-0" X 59'-0"

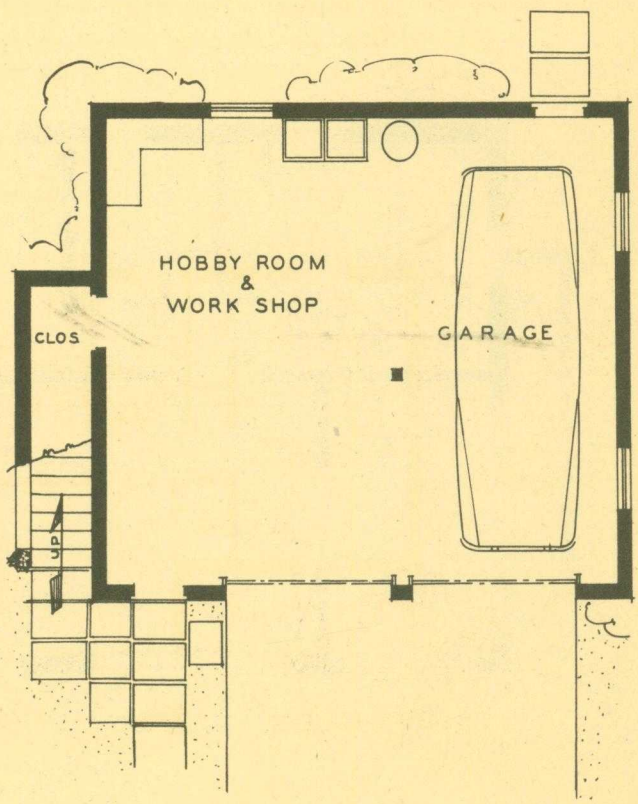
SQ. FT.		CU. FT.
1311	HOUSE	15732
252	PORCHES	2520
1563	TOTAL	18252



Plan No. 402 **THE ELGIN**

Here's just what the man with a hobby ordered! And, those who have spare space on their lot can enjoy it—and the income from it—too. All you need is a vacant space 50 feet by 40 feet to build The Elgin, which gives you a large workshop, a maid's room AND garage —and living quarters above, which enjoy every convenience and full privacy.



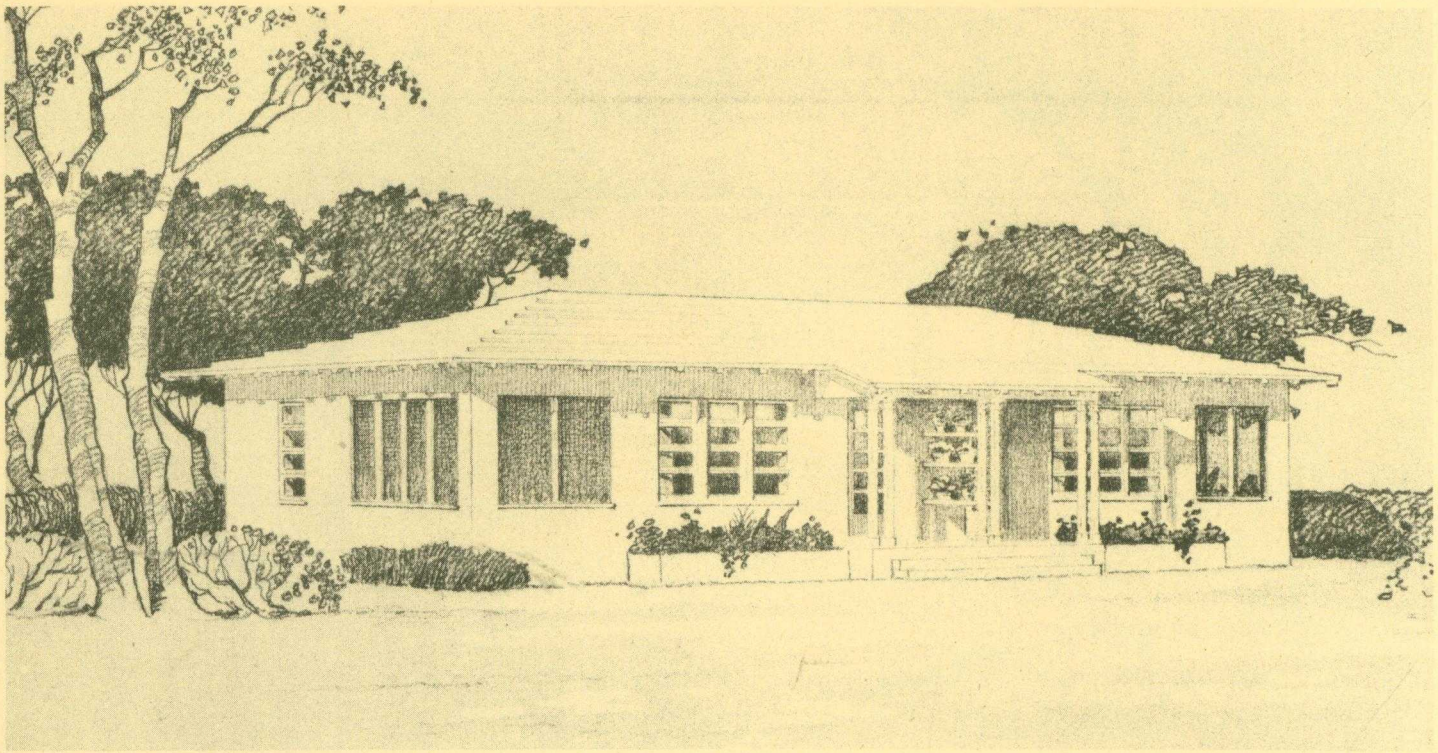


FLOOR PLAN

SIZE

24'-0" x 26'-0"

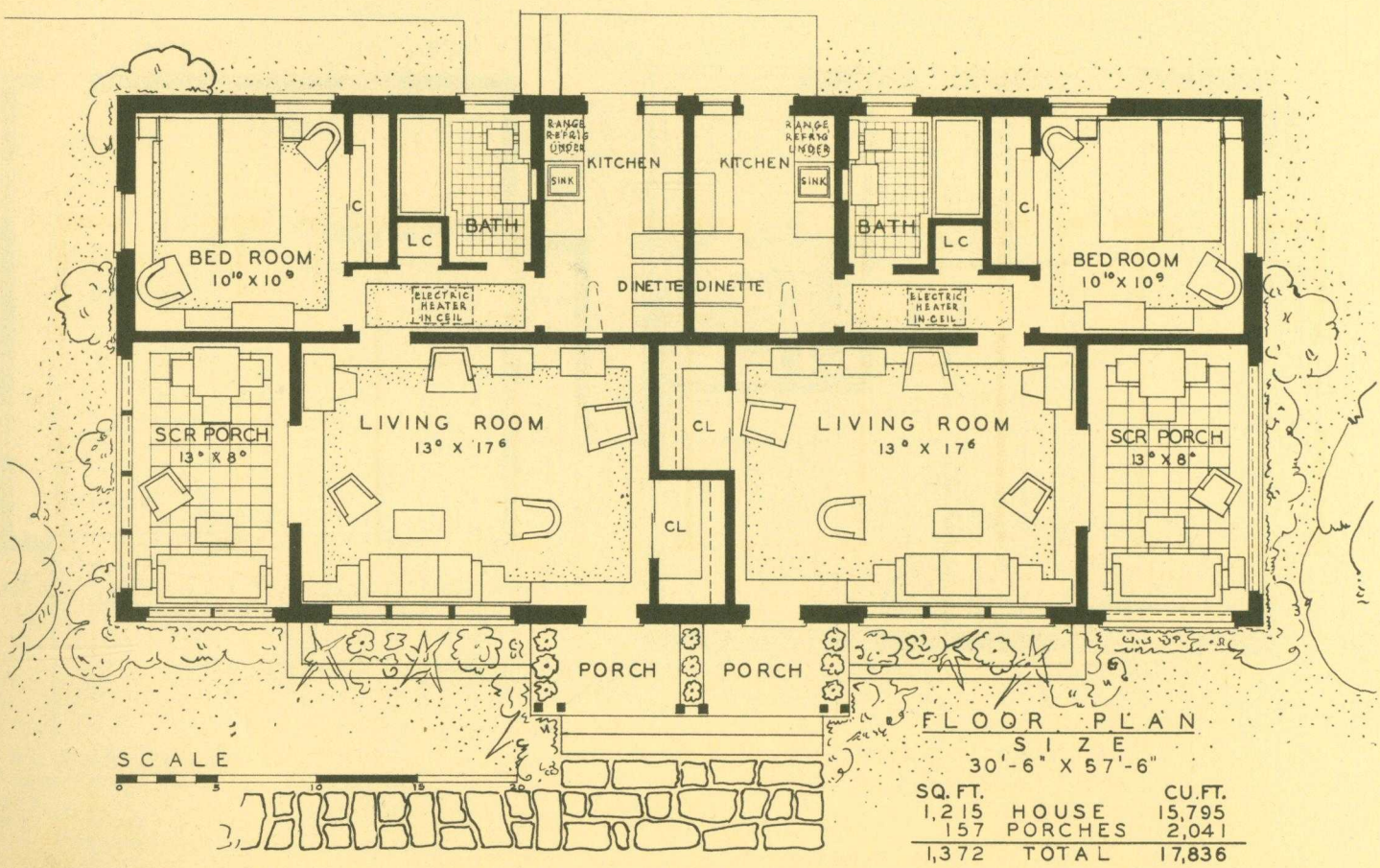
SQ. FT.	CU. FT.
1,248	12,043



THE ALL-PURPOSE

Plan No. 403

Whoever wrote "what's in a name?" hadn't seen this lovely duplex, which we've called "The All-Purpose," because that's just what it is. This is a most ideal plan for group building or for placing two buildings on a small lot, and gives spacious living accommodations for a young couple, or an elderly retired couple, the two most numerous types of apartment renters. Large closets, an ideal porch, a compact bath and kitchen complete the "All-Purpose" picture.

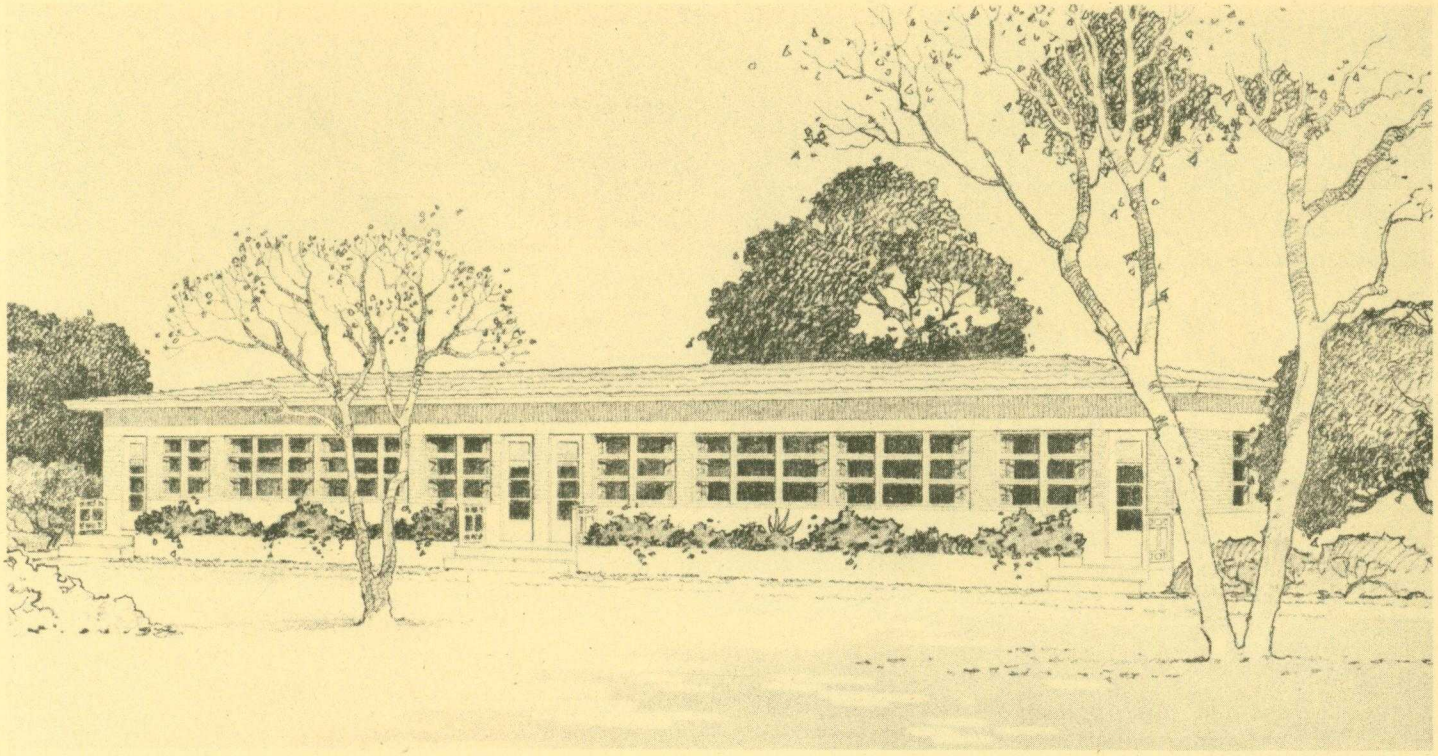


FLOOR PLAN

SIZE

30'-6" X 57'-6"

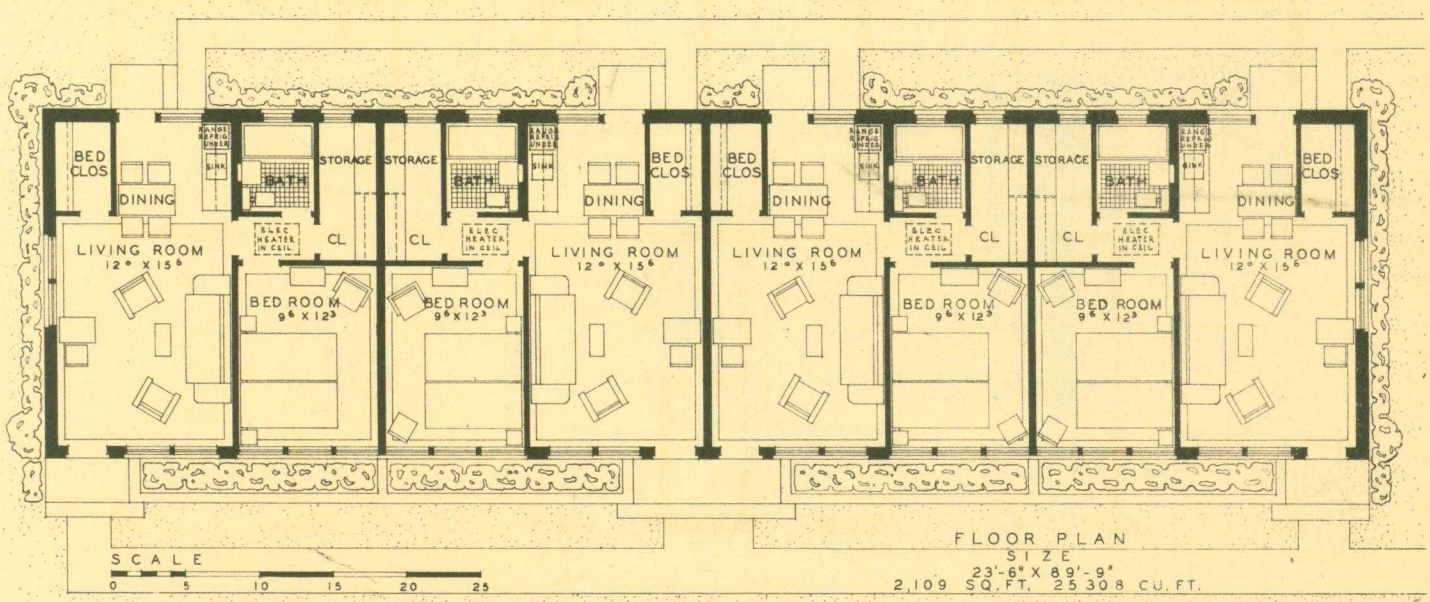
SQ. FT.		CU. FT.
1,215	HOUSE	15,795
157	PORCHES	2,041
1,372	TOTAL	17,836

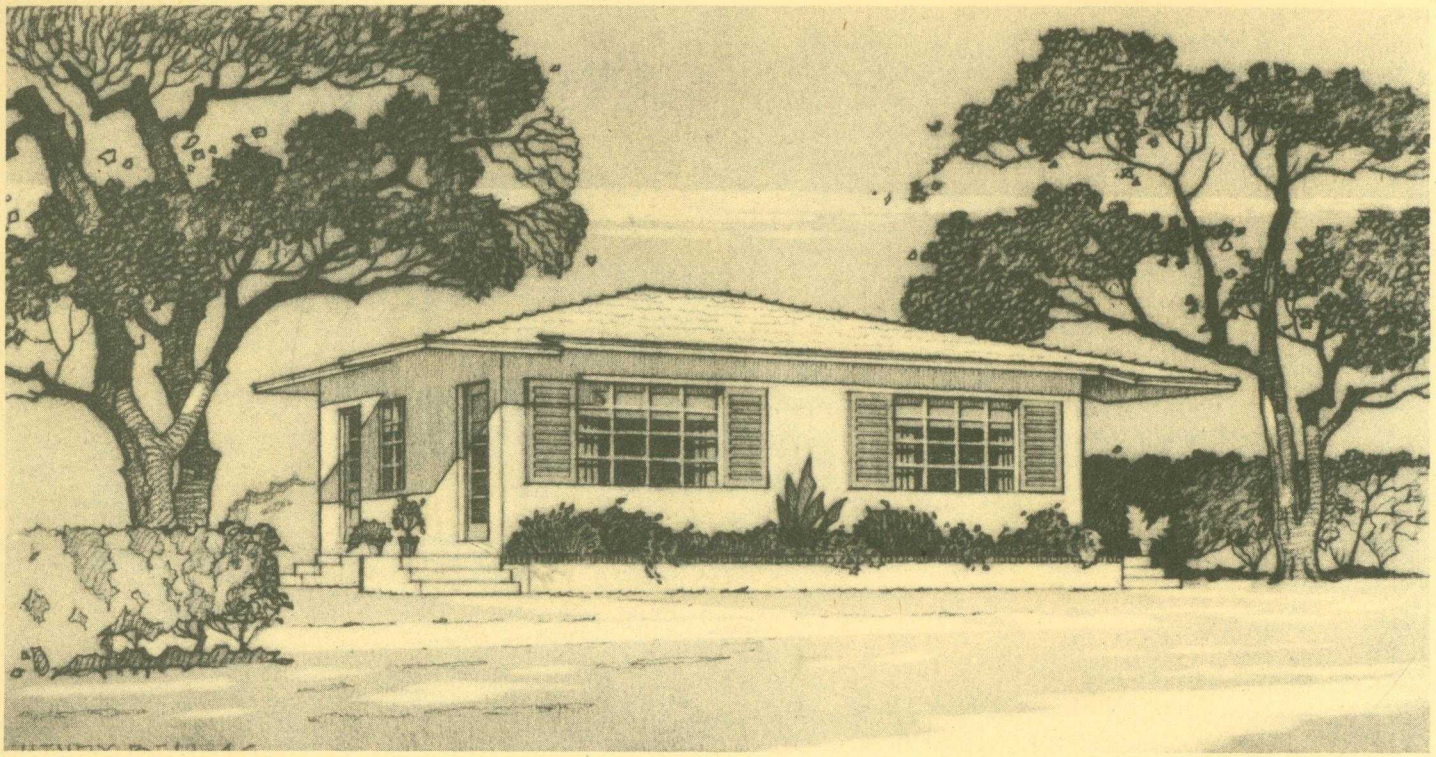


Plan No. 404

THE PALM BEACH

Jingle, jangle, jingle go your pockets on income from this plan, The Palm Beach, a proven revenue producer! Anyone with a lot having 40 to 50 feet frontage and 100 feet or more in depth will find this plan made-to-measure for making money. Note the tremendous storage closets and the ideal through ventilation—which mean satisfied tenants at all times! Each apartment sleeps four, too — handy when visitors arrive.

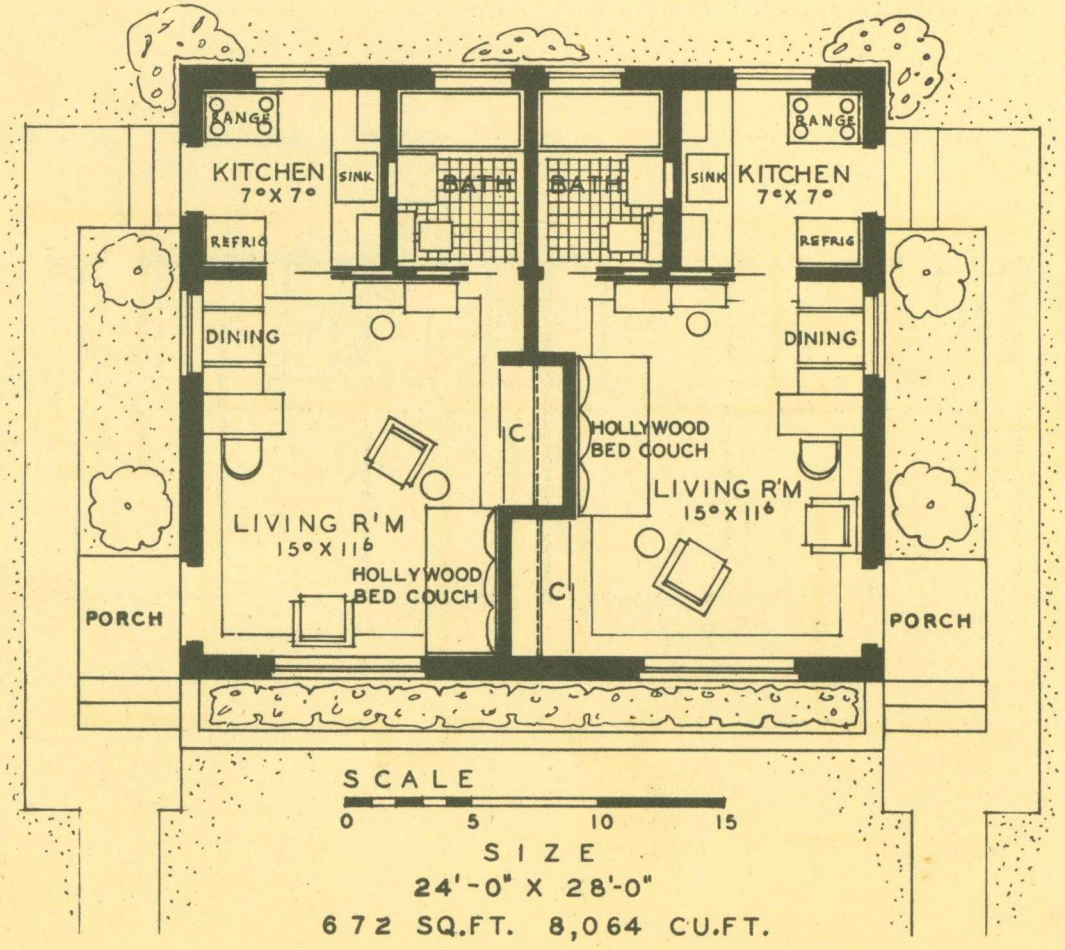


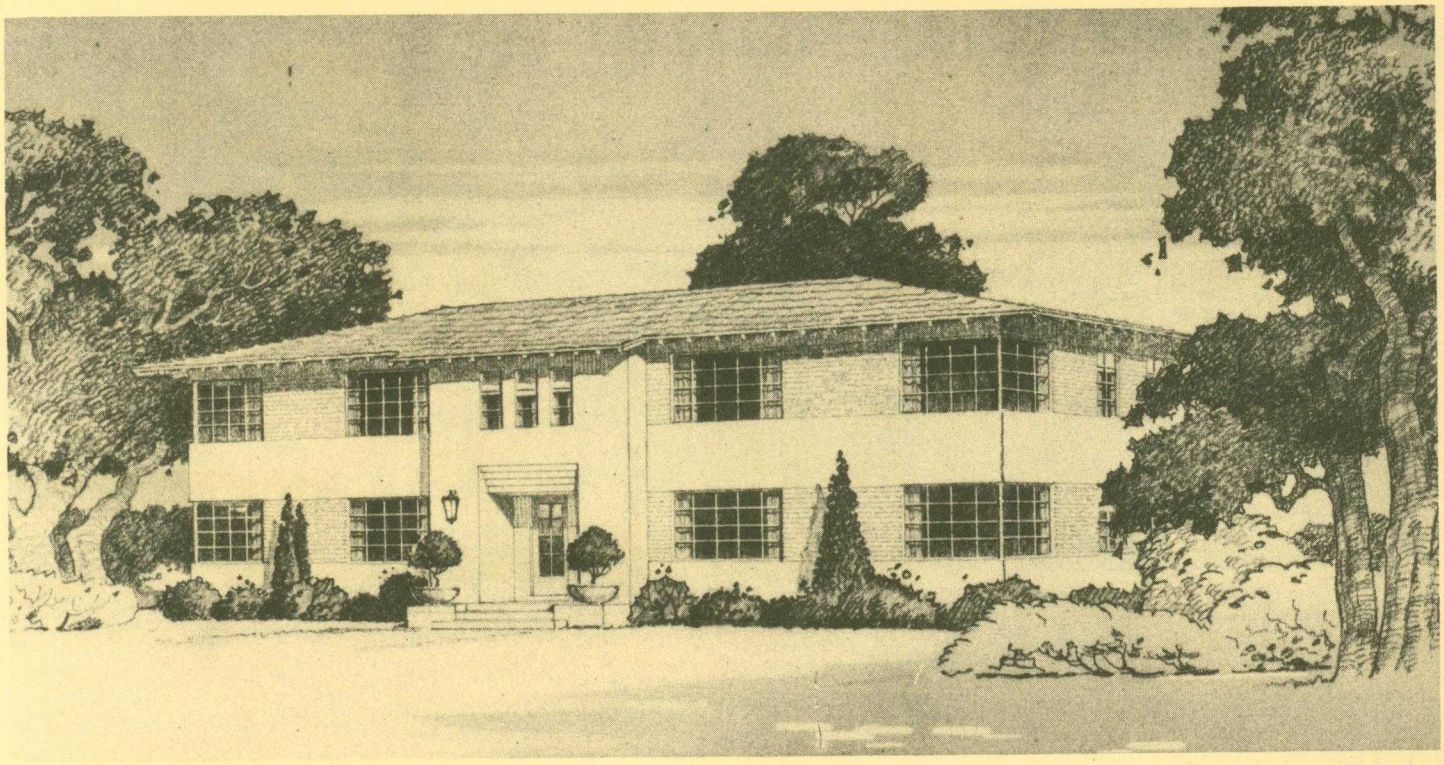


THE BELKNAP

Plan No. 405

The investor who wants to build a tourist center, or a resort cabin area, is invited to look over The Belknap. It's ideal for those purposes, with a double-view living room and a big kitchen that will cheer the lady of the house. And, with a Hollywood bed in the living room, it can sleep four comfortably. Besides all this, these cottages group easily for a mass project.

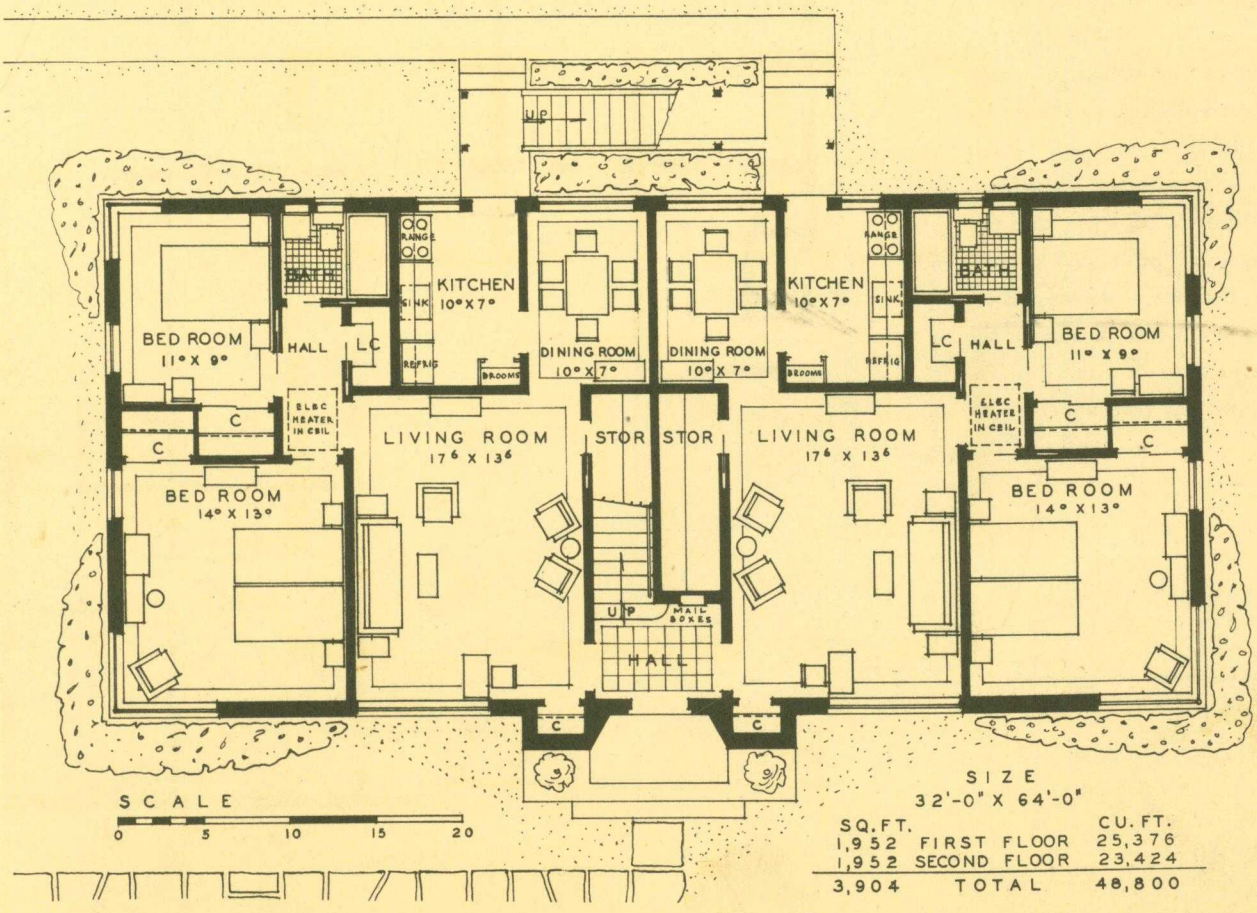




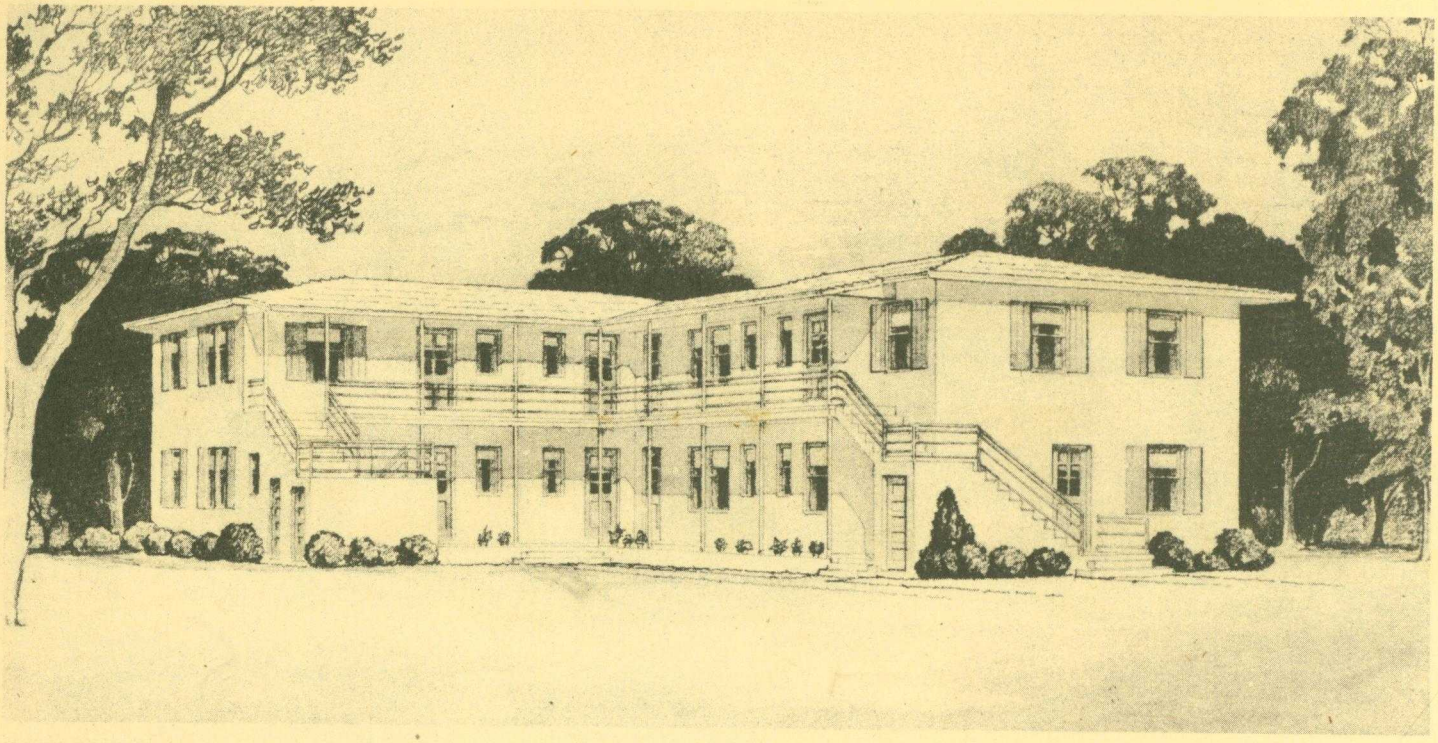
Plan No. 406

THE PRINCETON

If it's privacy you're after, here's the answer to your prayers—The Princeton. As a matter of fact, it could be called the "four-in-one" because that's what you get, four homes in one and it can be expanded to 8 or 12 or more units if desired. You'll notice the splendid ventilation afforded each bedroom, and the wall closets that give more useful space for hanging clothes and for trays than the average home bedroom ever had. Each unit has two fine bedrooms.



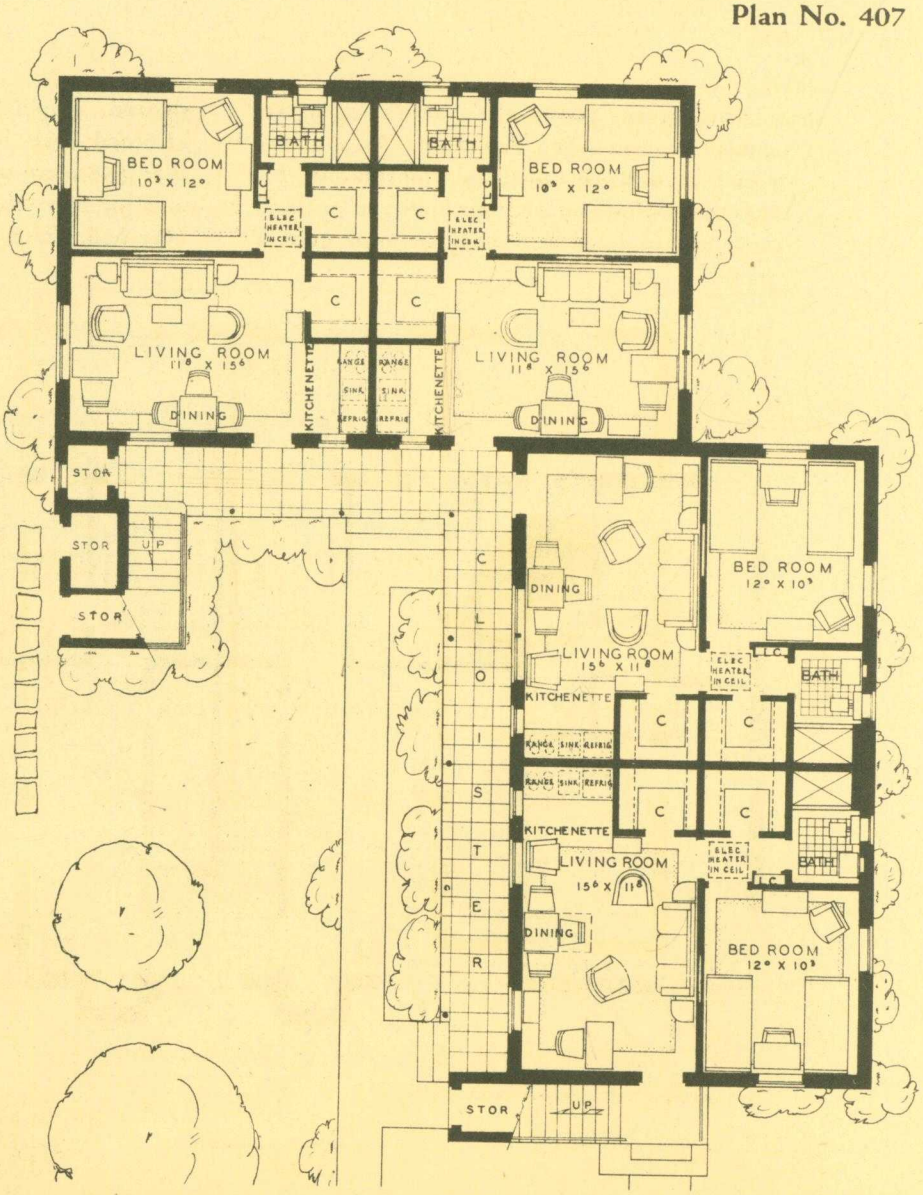
SQ. FT.		CU. FT.
1,952	FIRST FLOOR	25,376
1,952	SECOND FLOOR	23,424
3,904	TOTAL	48,800



THE LEE

Plan No. 407

This is really the "demand" apartment to fit couples without children, who only want one bedroom. And, it's really two buildings in effect, arranged to fit a 70-foot lot. Each apartment is a corner apartment, with a wealth of closet space and the new package or "built in" kitchen that makes the day's chores easier. This same plan is also available for 50-foot lots in units of from 4 to 16, with each unit 26 feet wide by 18 feet deep.



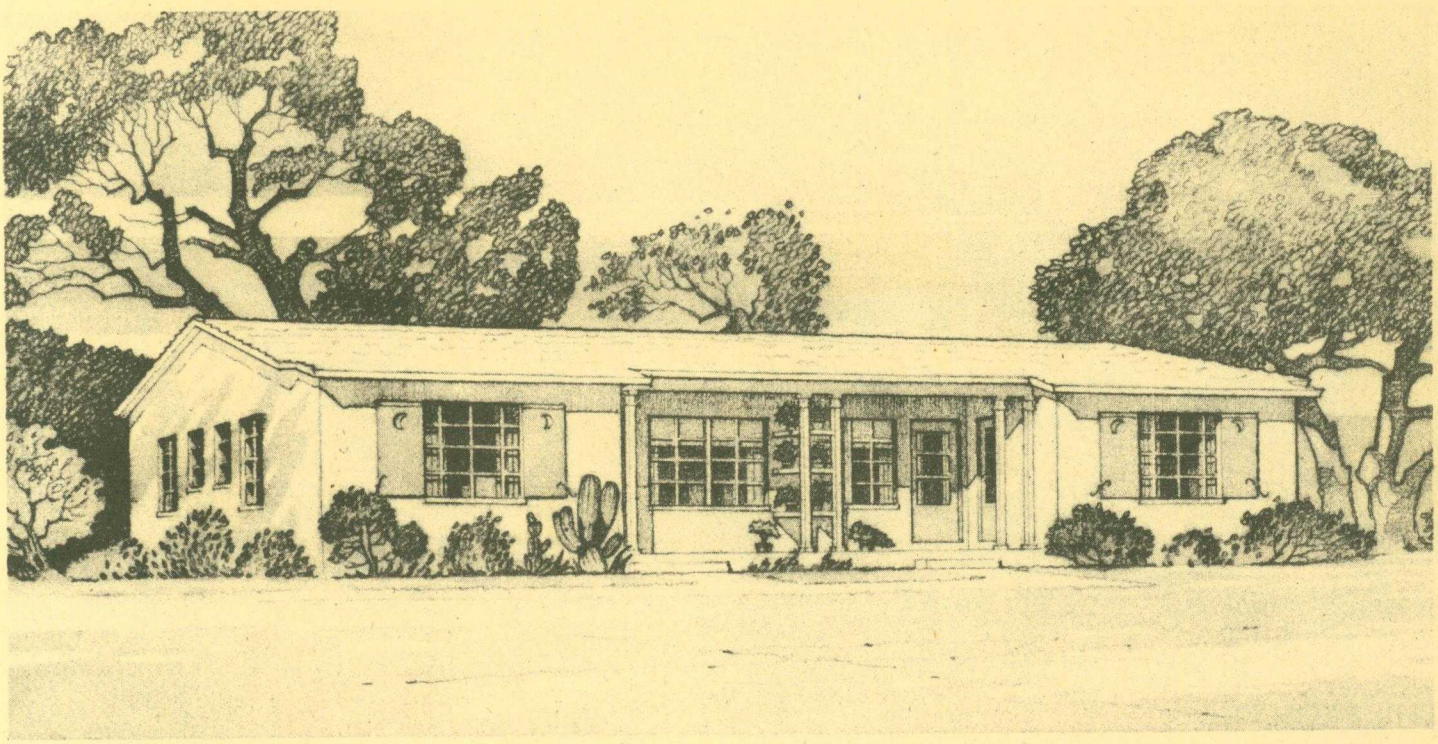
SCALE

0 5 10 15 20 25

FLOOR PLANS

SIZE
68'-9" X 54'-0"

SQ. FT.		CU. FT.
1,992	FIRST FLOOR	23,904
315	CLOISTER	1,890
1,992	SECOND FLOOR	23,904
280	BALCONY	1,640
4,579	TOTAL	51,338

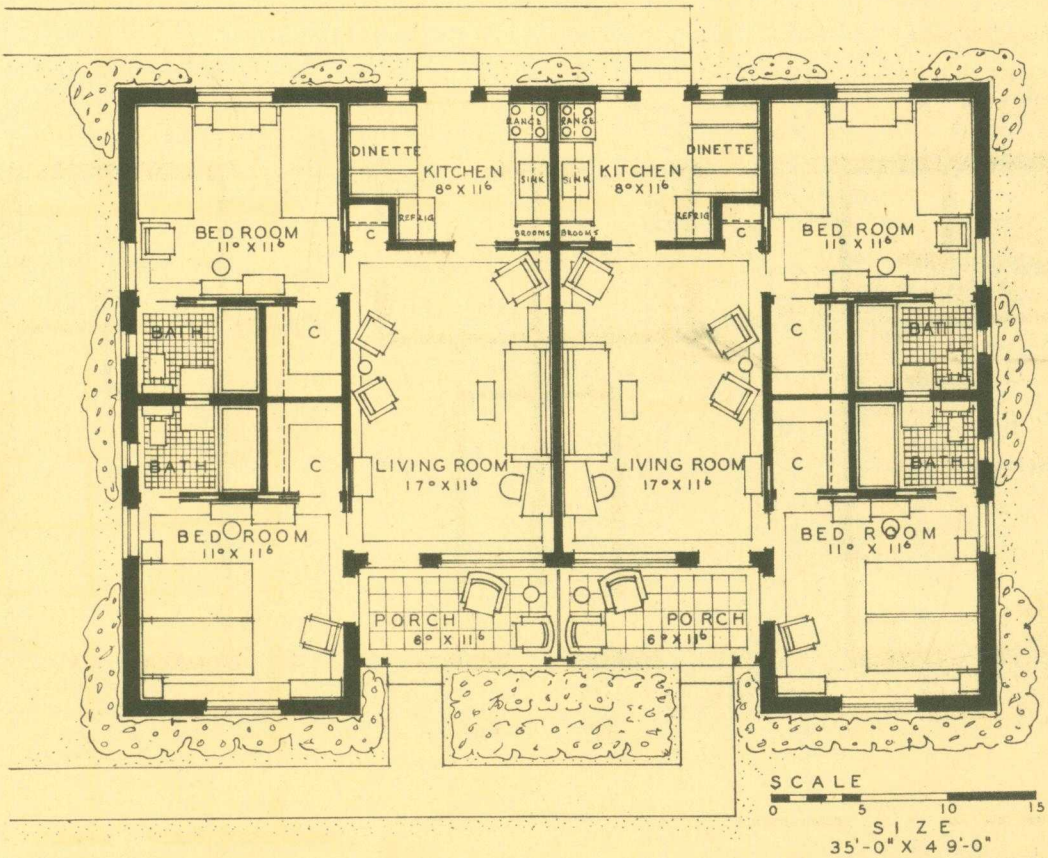


Plan No. 408

THE SHORECRAFT

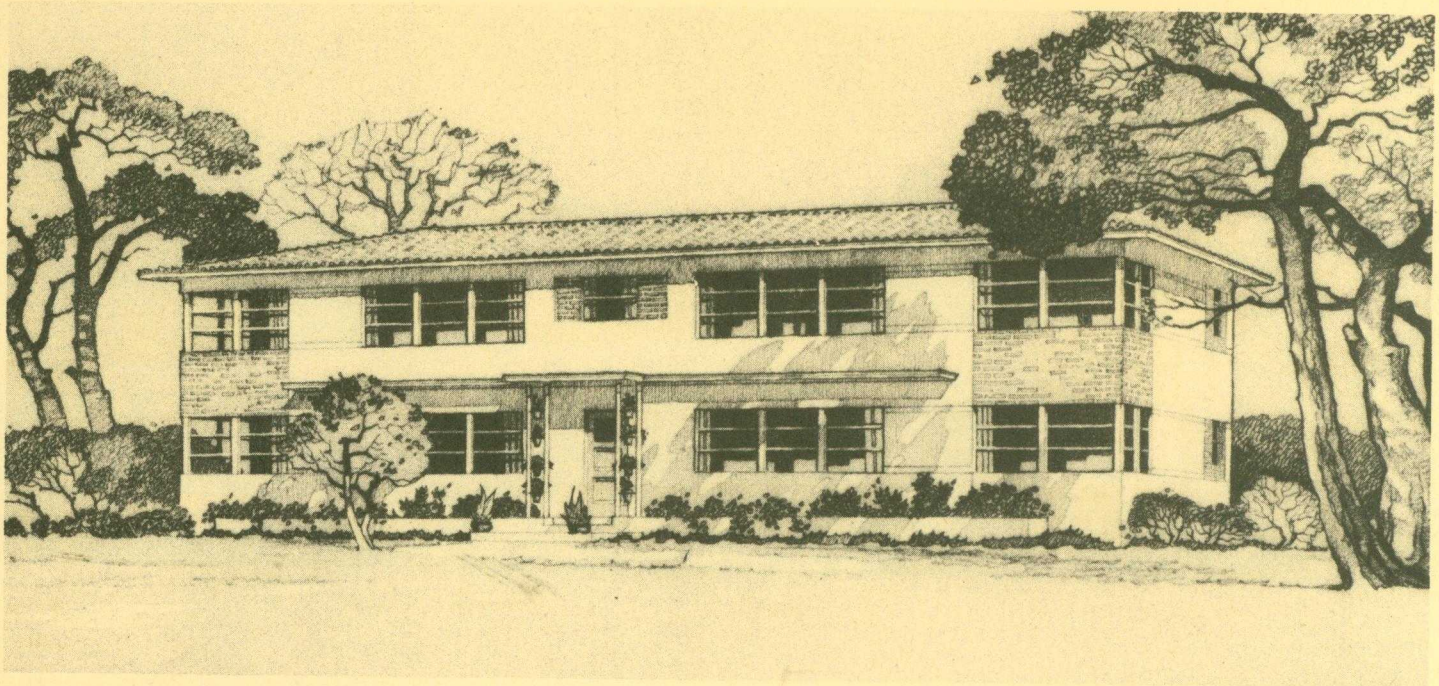
Here is a plan tailor-made for the young couple working to get ahead! As the floor plan shows, you can rent a room separately, or you have two two-bedroom duplexes. Live in one and rent the other!

This plan offers wonderful possibilities for a steady income, and is easily adapted to tourist camp usage. One thing you are sure of is economy of construction and no waste in materials.



SIZE
35'-0" X 49'-0"

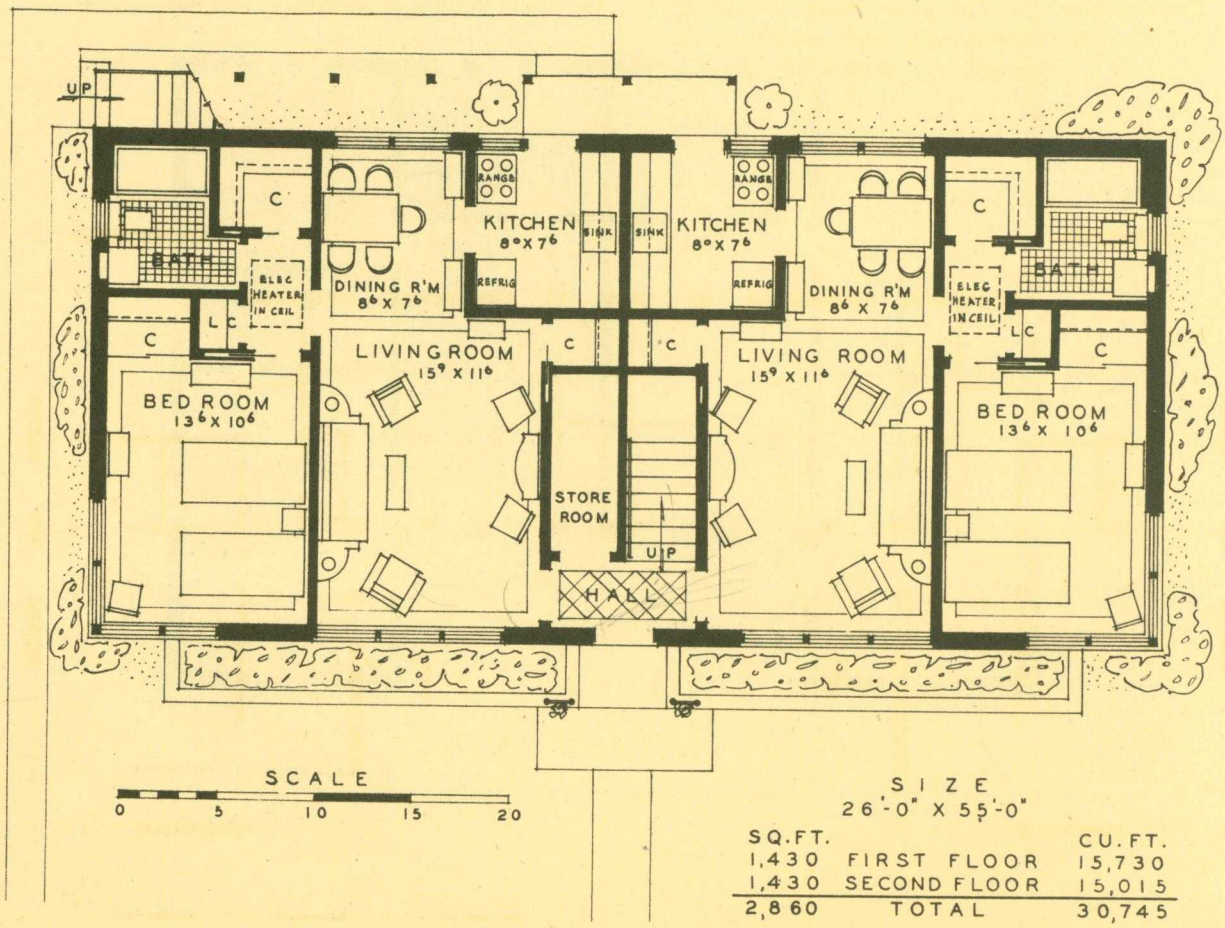
SQ. FT.		CU. FT.
1,539	HOUSE	20.007
138	PORCH	897
1,677	TOTAL	20,904



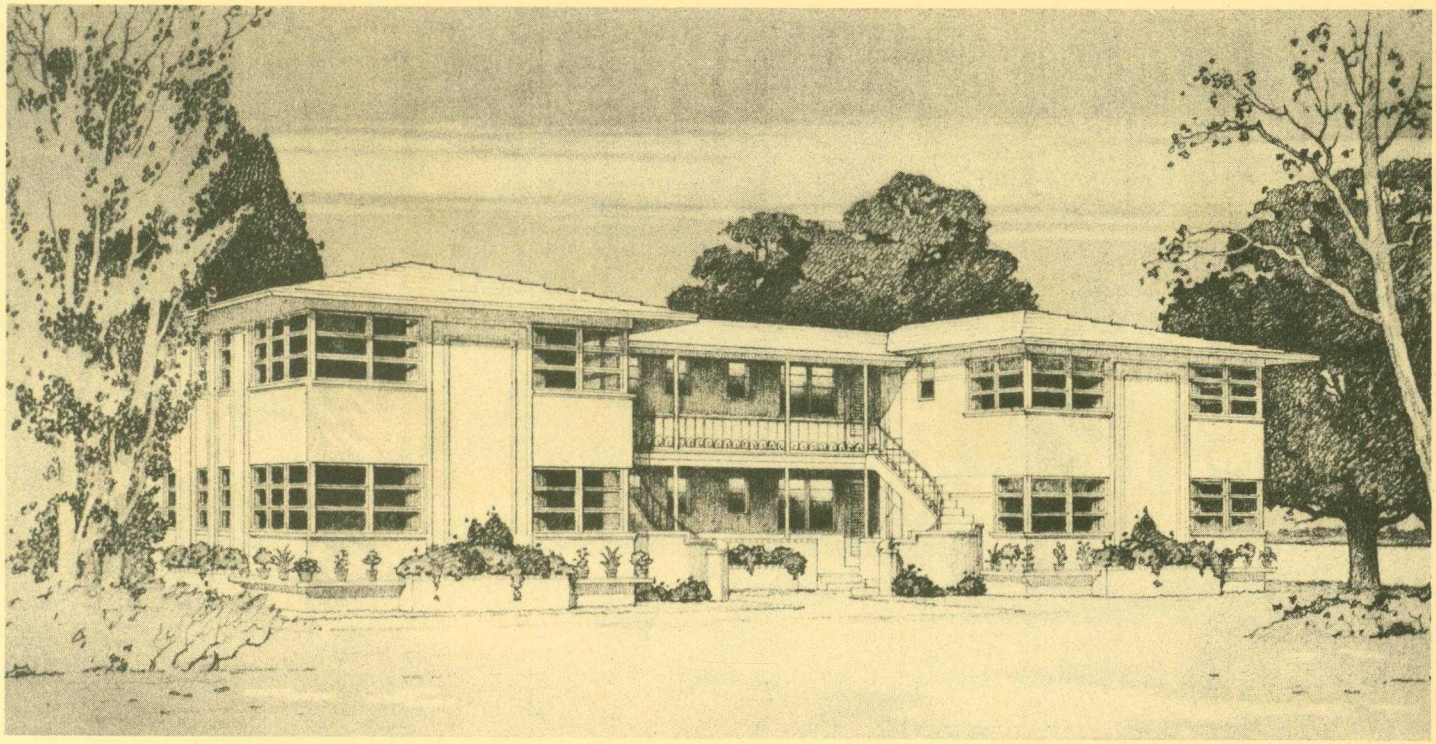
THE PROSPERA

Plan No. 409

The name tells the story on this plan. It is one of the best income producers ever designed. The four units, each with two bedrooms, are enhanced by use of the ultra-modern Har-Vey Sliding Door hardware, giving full vision in the triple closets. As a matter of fact, the centered entrance and service stairs make each apartment a five-room house! The apartment is ideal in any location and can be built in groups of from two to twelve for income.



SQ.FT.		CU.FT.
1,430	FIRST FLOOR	15,730
1,430	SECOND FLOOR	15,015
2,860	TOTAL	30,745



Plan No. 410

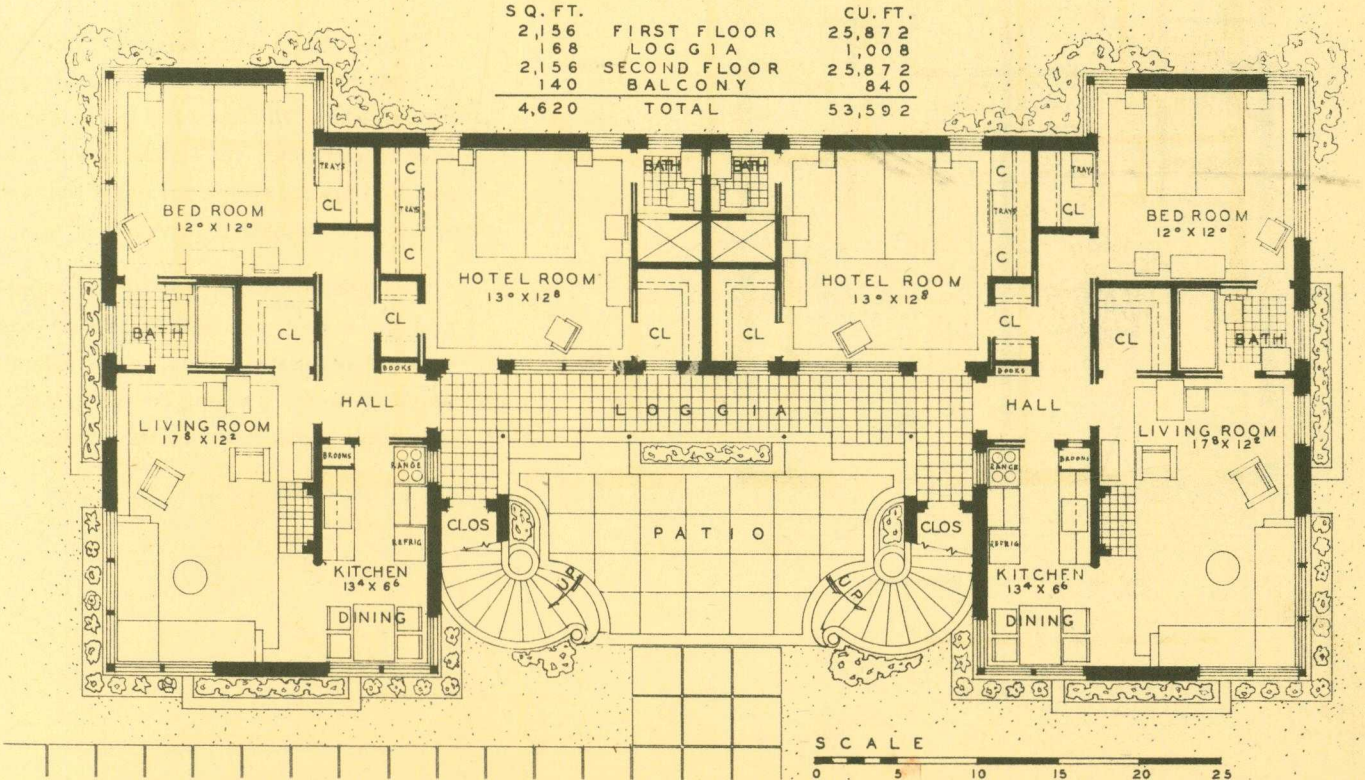
THE KELLY

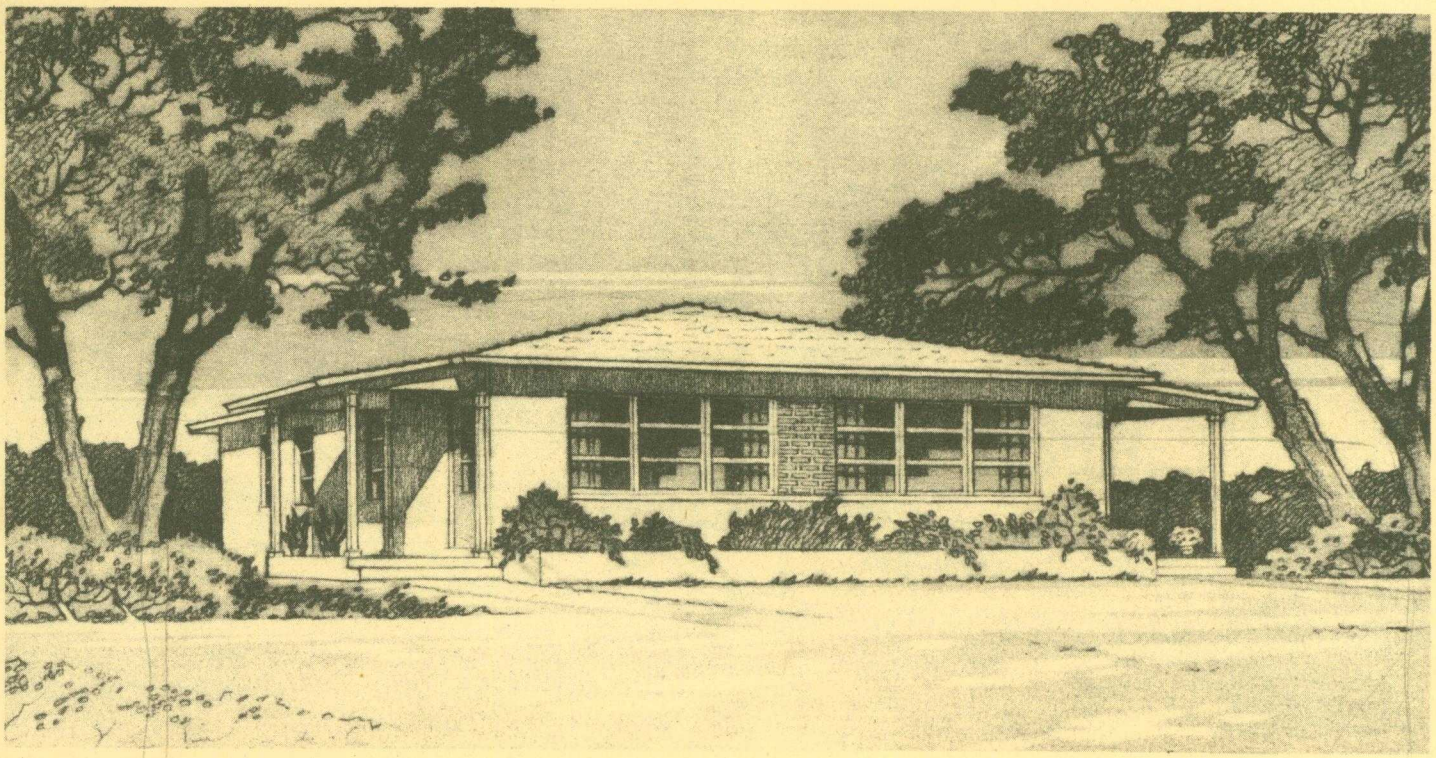
This building offers a multiple of rent combinations, as it can be built with a one bedroom unit or two bedroom unit, or separate hotel-type rooms which can be turned into efficiency apartments by using the closet next to the bathroom. The patio, loggia and graceful, circular stairway lend enchantment to the building. Note the brightness and airiness of the living rooms and bedrooms. And, there's the unique dining room, which lends itself to all sorts of uses. We feel The Kelly is a prize-winner and one of the aristocrats of the combination building of apartment and hotel rooms.

FLOOR PLANS

SIZE
37'-0" X 74'-6"

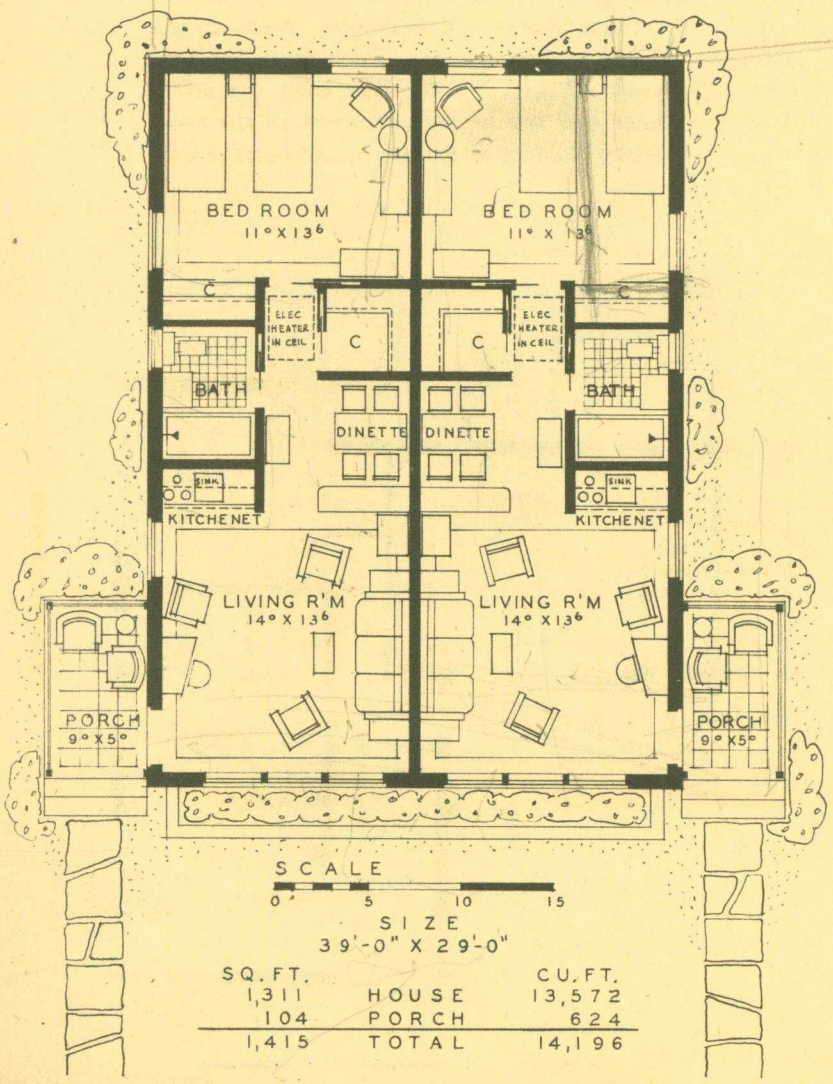
SQ. FT.		CU. FT.
2,156	FIRST FLOOR	25,872
168	LOGGIA	1,008
2,156	SECOND FLOOR	25,872
140	BALCONY	840
4,620	TOTAL	53,592





THE PRODUCER

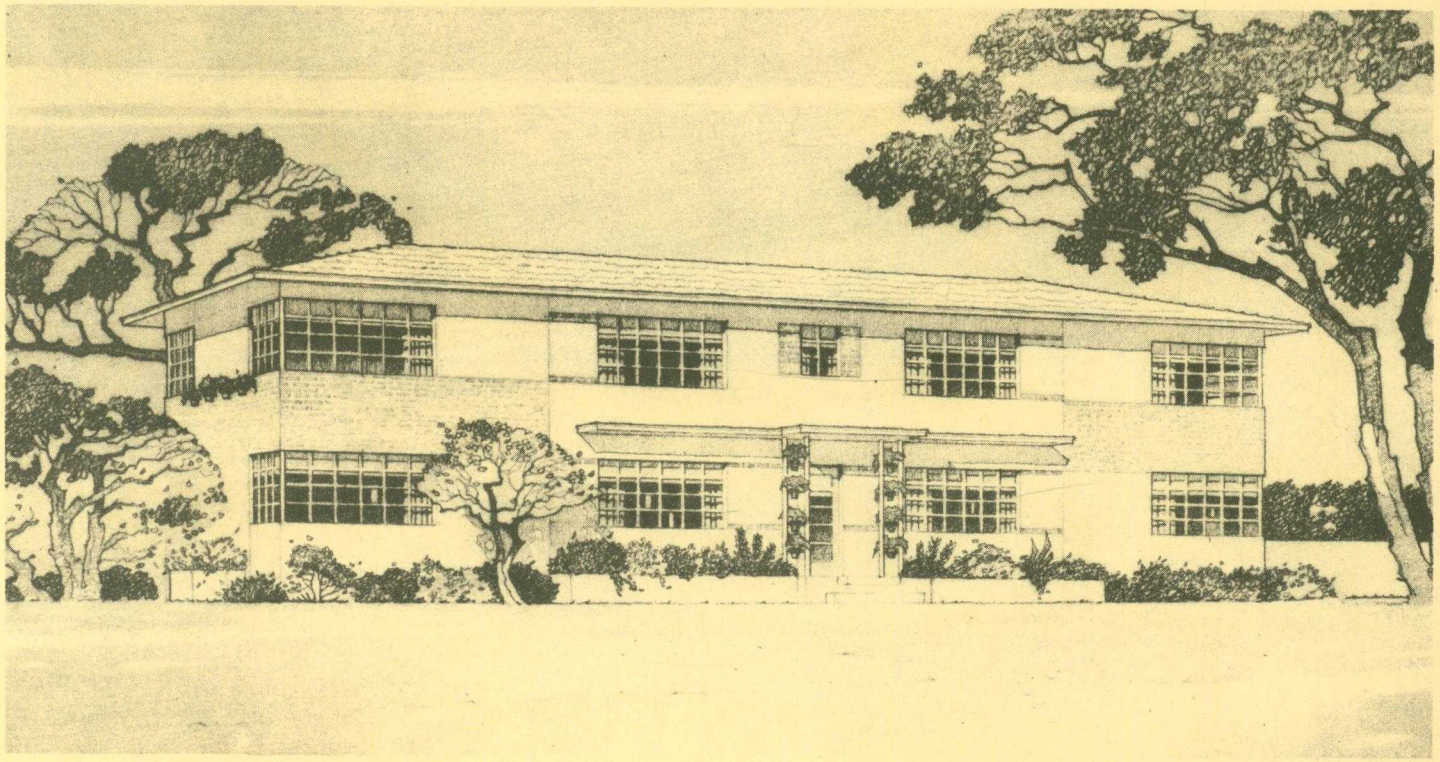
Plan No. 411



SQ. FT.		CU. FT.
1,311	HOUSE	13,572
104	PORCH	624
1,415	TOTAL	14,196

Those who want a fine, safe and sure investment in a revenue producing property will find all they need here. Simple, easy to construct, yet endowed with comfort and beauty and so arranged that each tenant has complete privacy.

The gracious lines give full eye-appeal and guarantee your steady income from satisfied occupants. And, it's a splendid opportunity for a young couple to occupy one duplex and rent out the other.



Plan No. 412

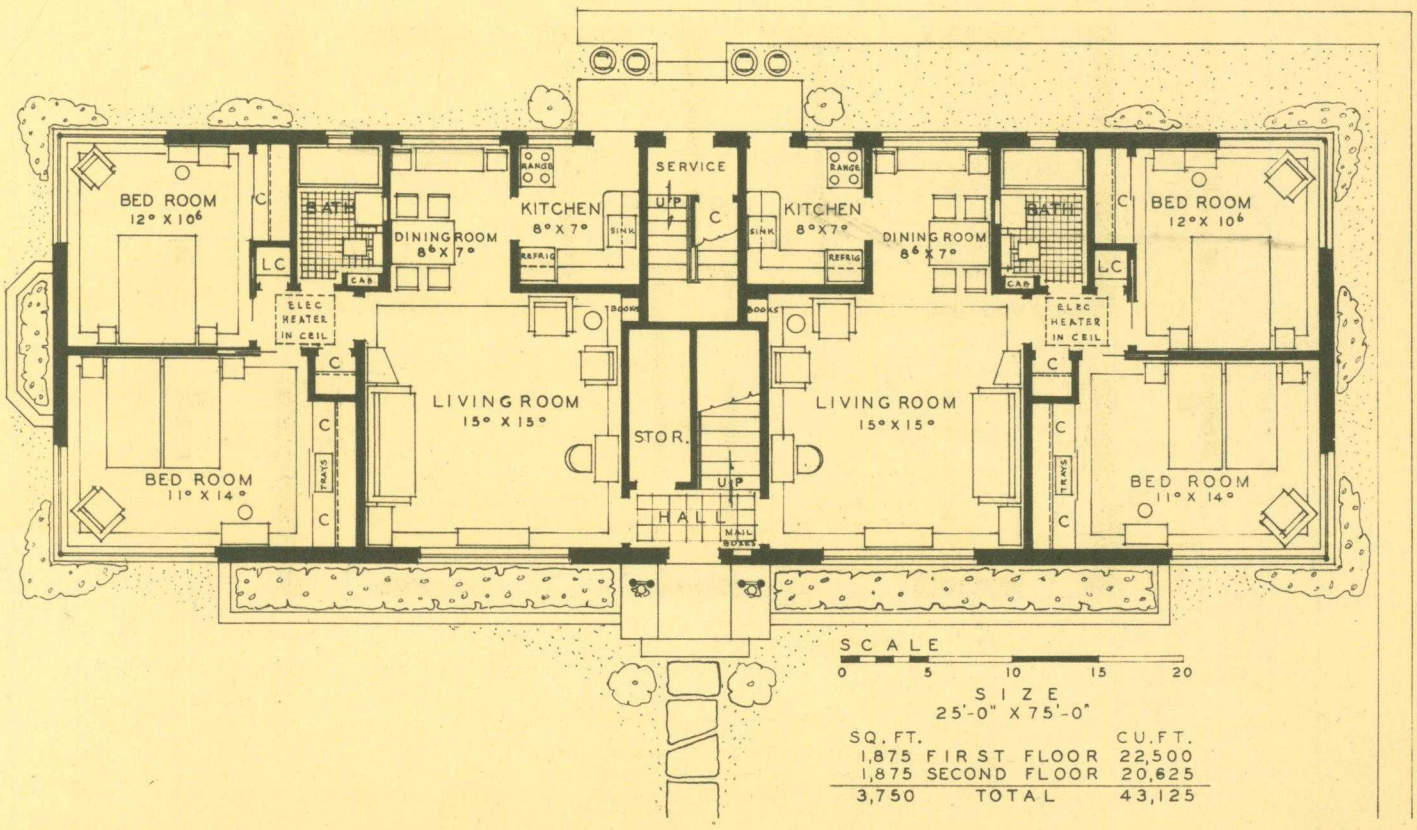
THE MARCO

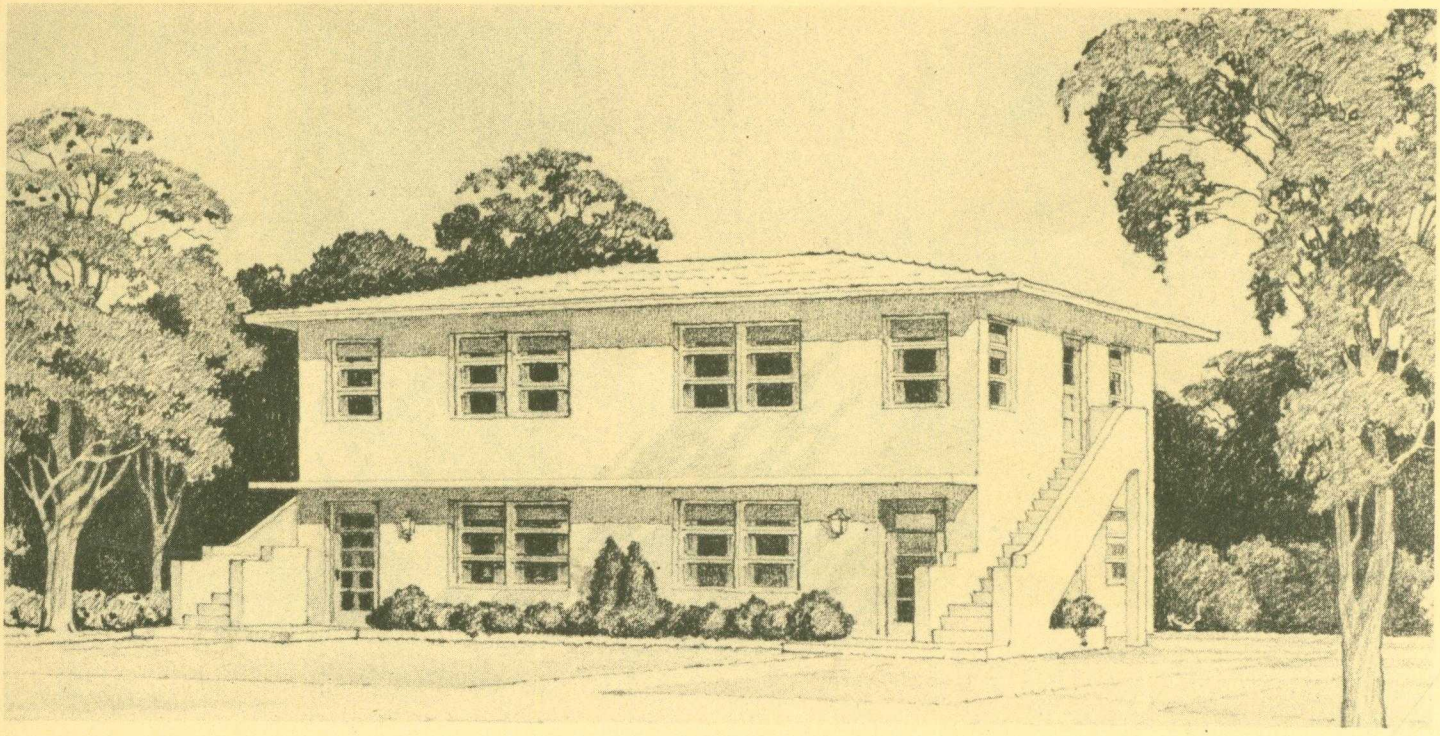
This four-unit apartment might be called the old reliable because it has been built so many times and proven itself.

This plan shows improvements made by time and experience.

Each bedroom is a corner bedroom. Through ventilation is provided by having the living room open into the dining room.

Each apartment is the same as a five-room cottage—and free of all noise.

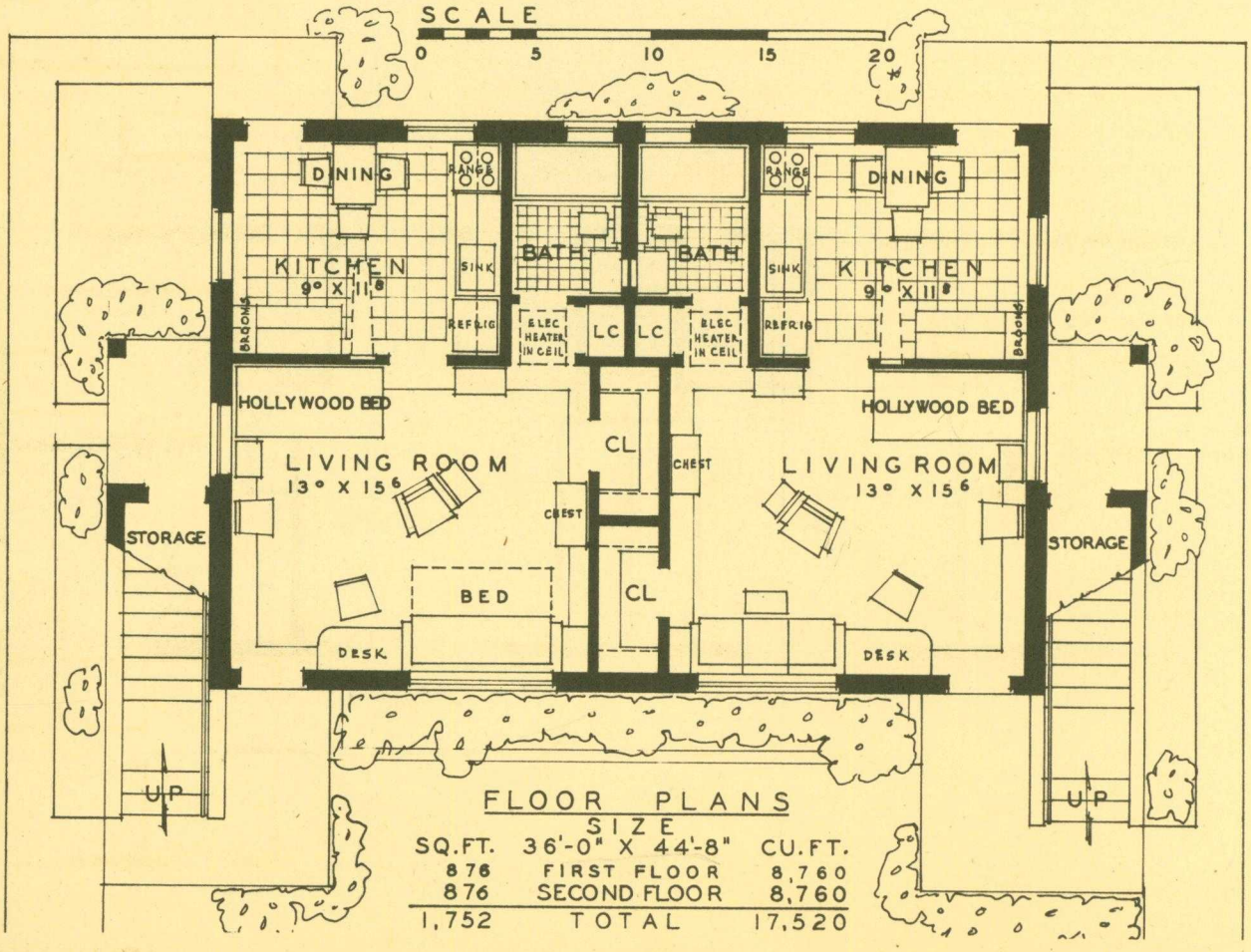


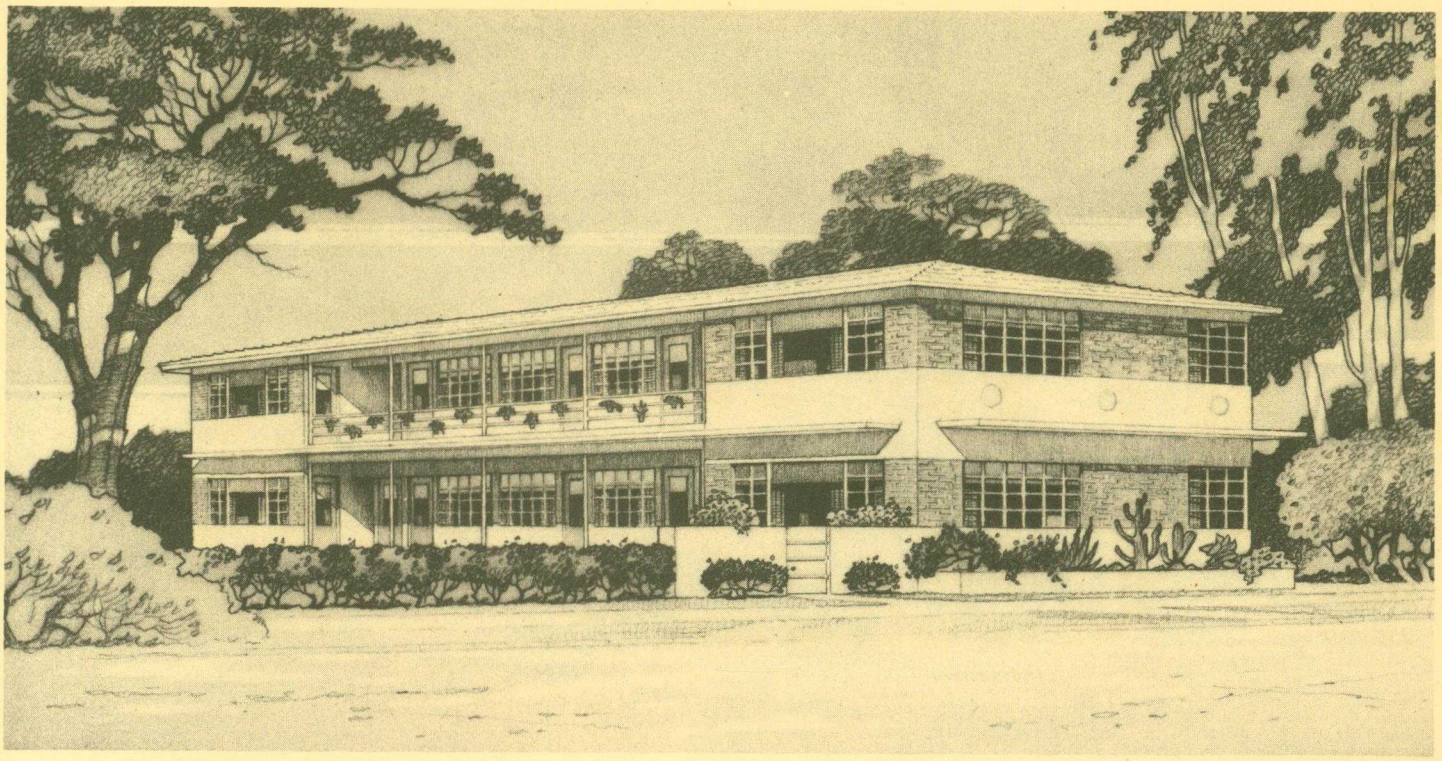


THE GALE

Plan No. 413

Simple, but complete, living is offered in this plan, particularly adaptable to newly-weds or elderly couples as very little household work is required. Each of the four units has a large studio living room, ample closet space, the most complete kitchen offering every convenience and these units can be built two or three to a lot, providing economical buildings to meet the rapidly-growing demand for small apartments.

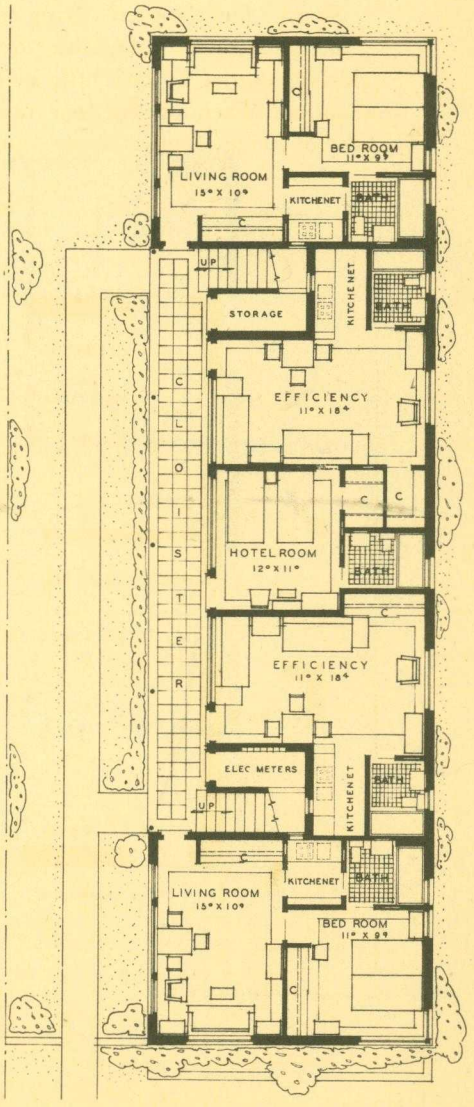




Plan No. 414

THE STUART

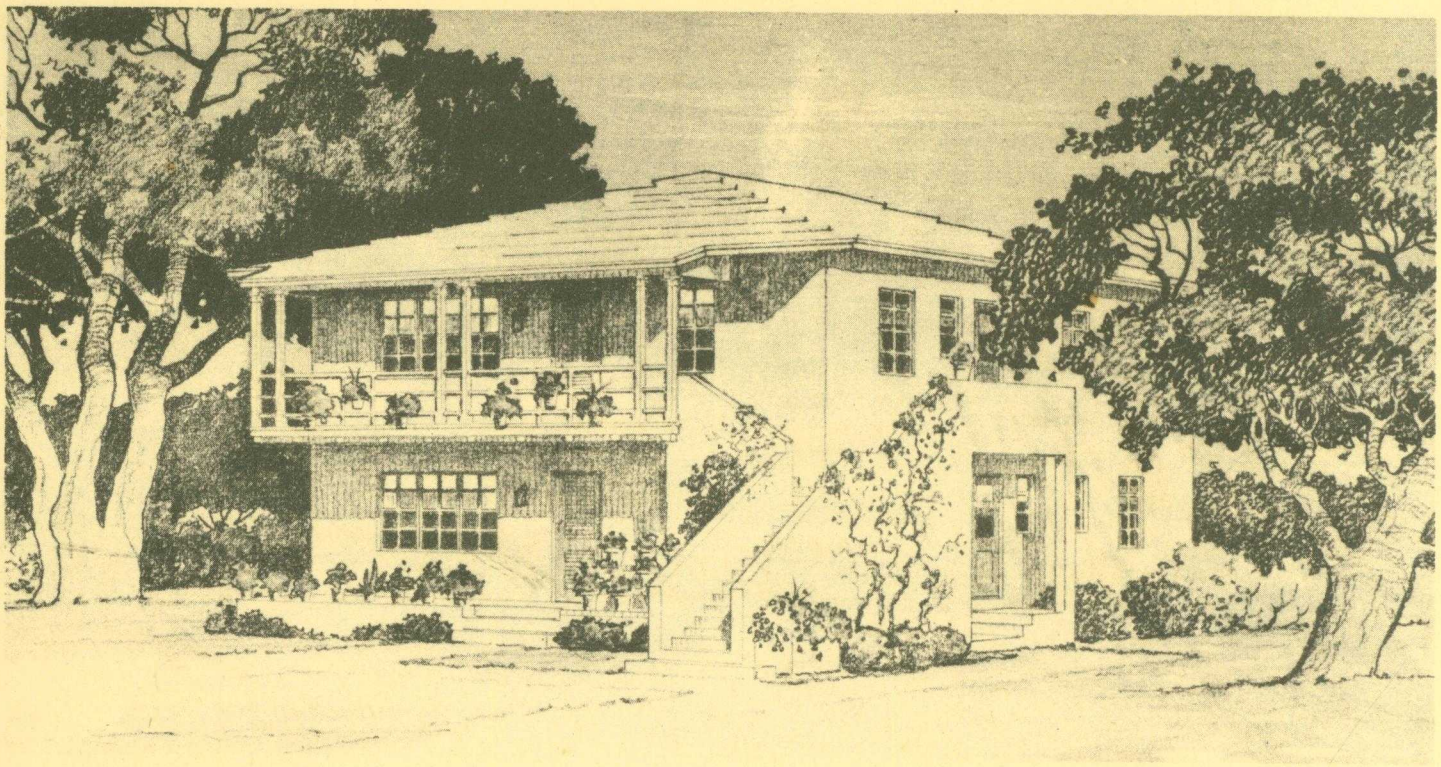
Here is an apartment with ideal units to build, containing four one-bedroom units, efficiencies and hotel bedrooms. It is really a de luxe apartment for a couple and a desirable income property for those who prefer to rent to couples without children. Plans also are available for building in groups of 8, 16 or 20 units. And, the plan can be varied to work with two-bedroom units such as presented in Plan 406.



FLOOR PLAN

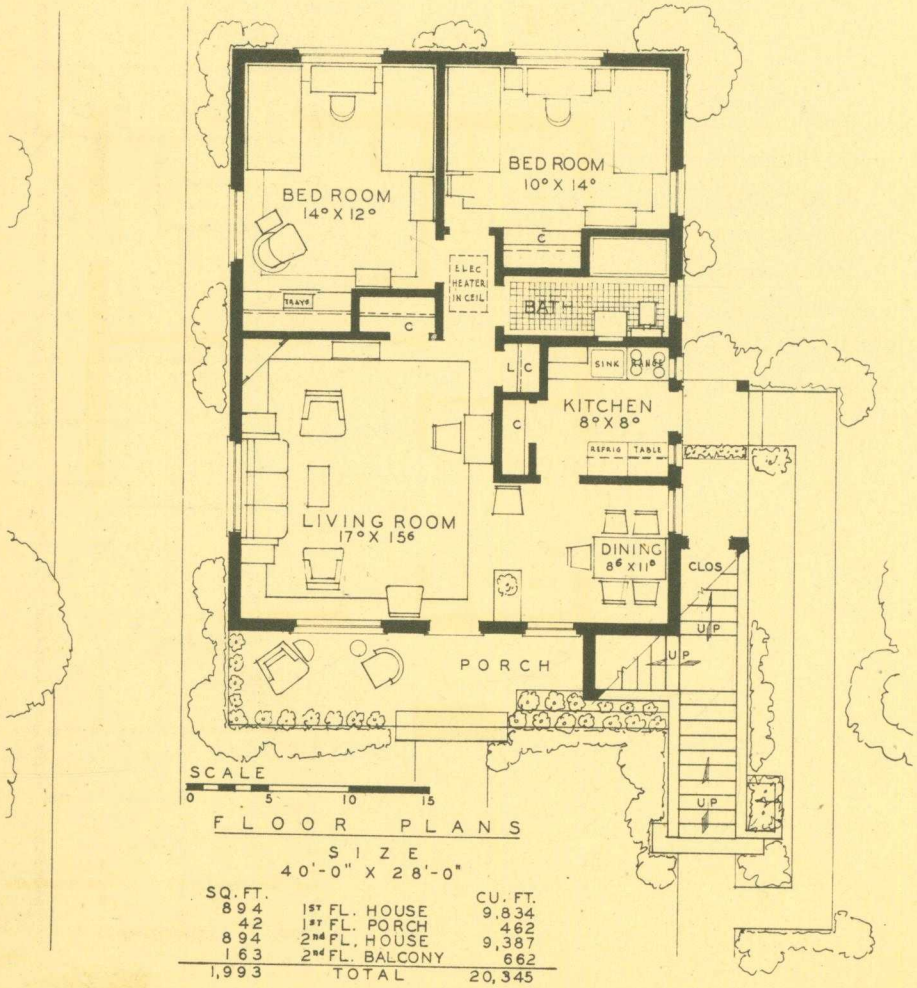
SIZE
87'-6" X 25'-0"

SQ. FT.		CU. FT.
1,935	FIRST FLOOR	25,155
252	CLOISTER	1,638
1,935	SECOND FLOOR	23,220
252	BALCONY	1,512
4,374	TOTAL	51,575



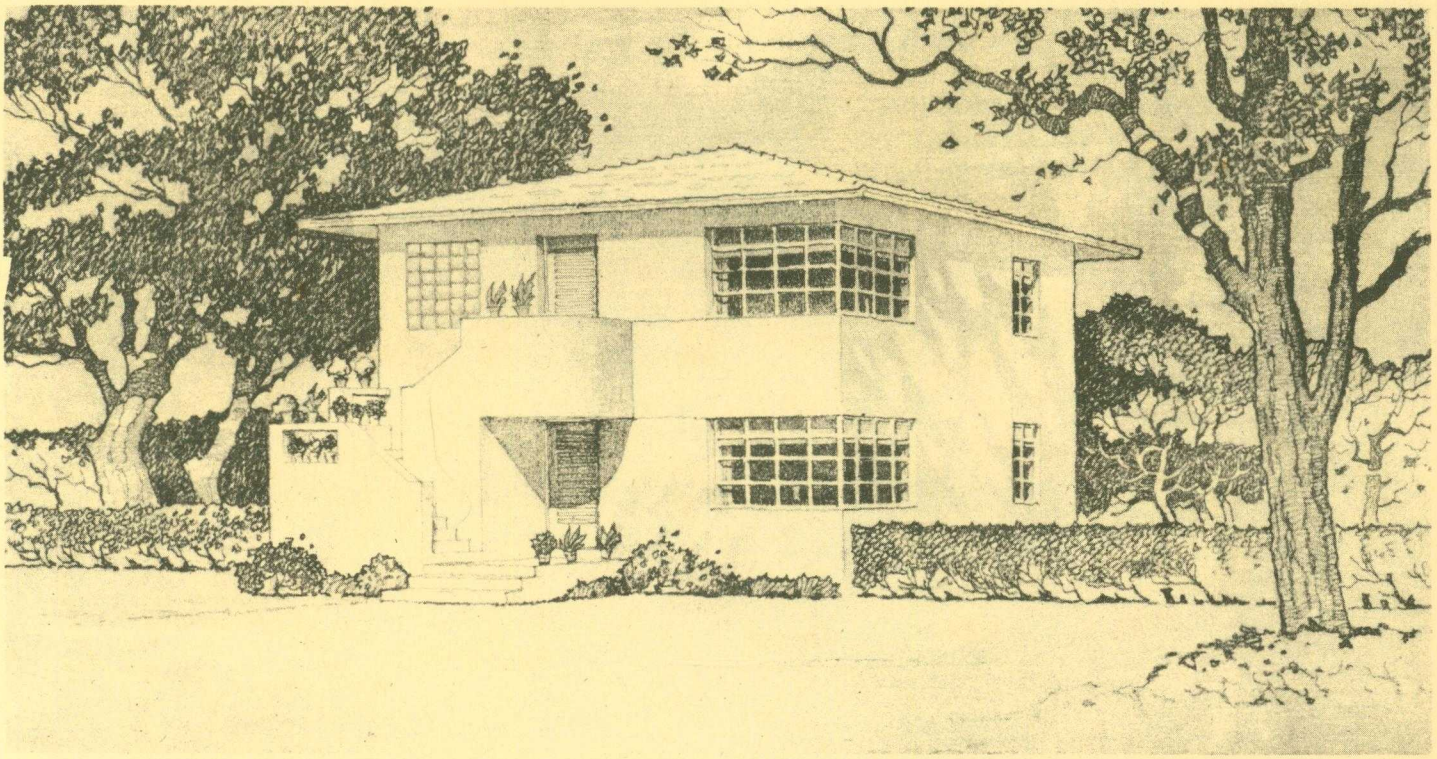
THE PRINCE

Plan No. 415



SQ. FT.		CU. FT.
894	1ST FL. HOUSE	9,834
42	1ST FL. PORCH	462
894	2ND FL. HOUSE	9,387
163	2ND FL. BALCONY	662
1,993	TOTAL	20,345

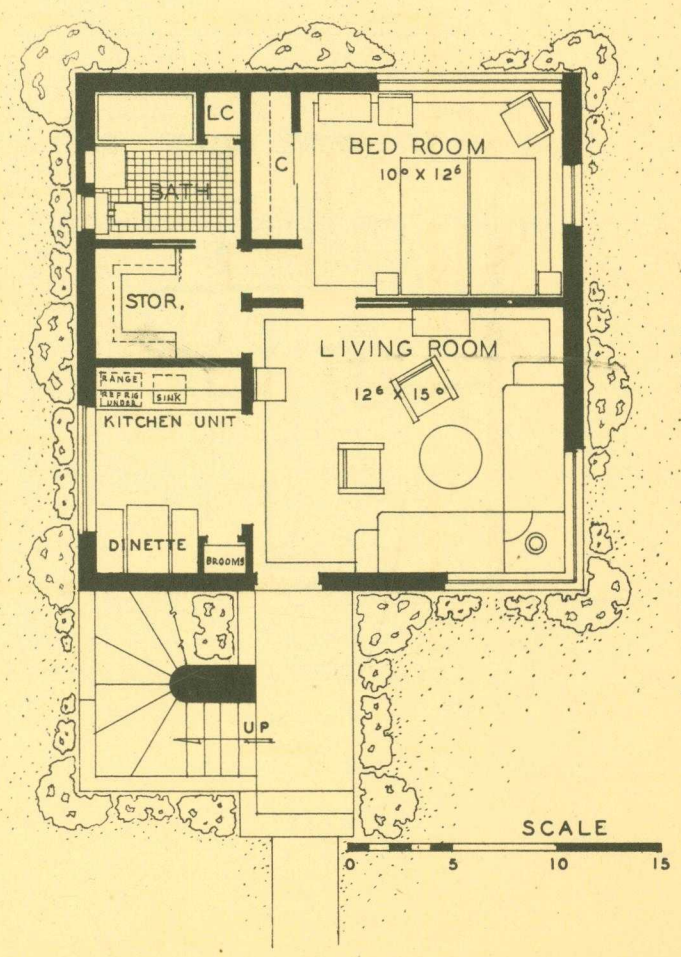
Simplicity and convenience come to you hand in hand in this magnificent duplex. It has a large living room, with ventilation across the dining room and on two sides. You will note the bright corner bedrooms and ample storage space, as well as location of the stairway to serve both the living room and kitchen, while allowing complete privacy. This building will always be in demand by renters.



Plan No. 416

THE BUDGETEER

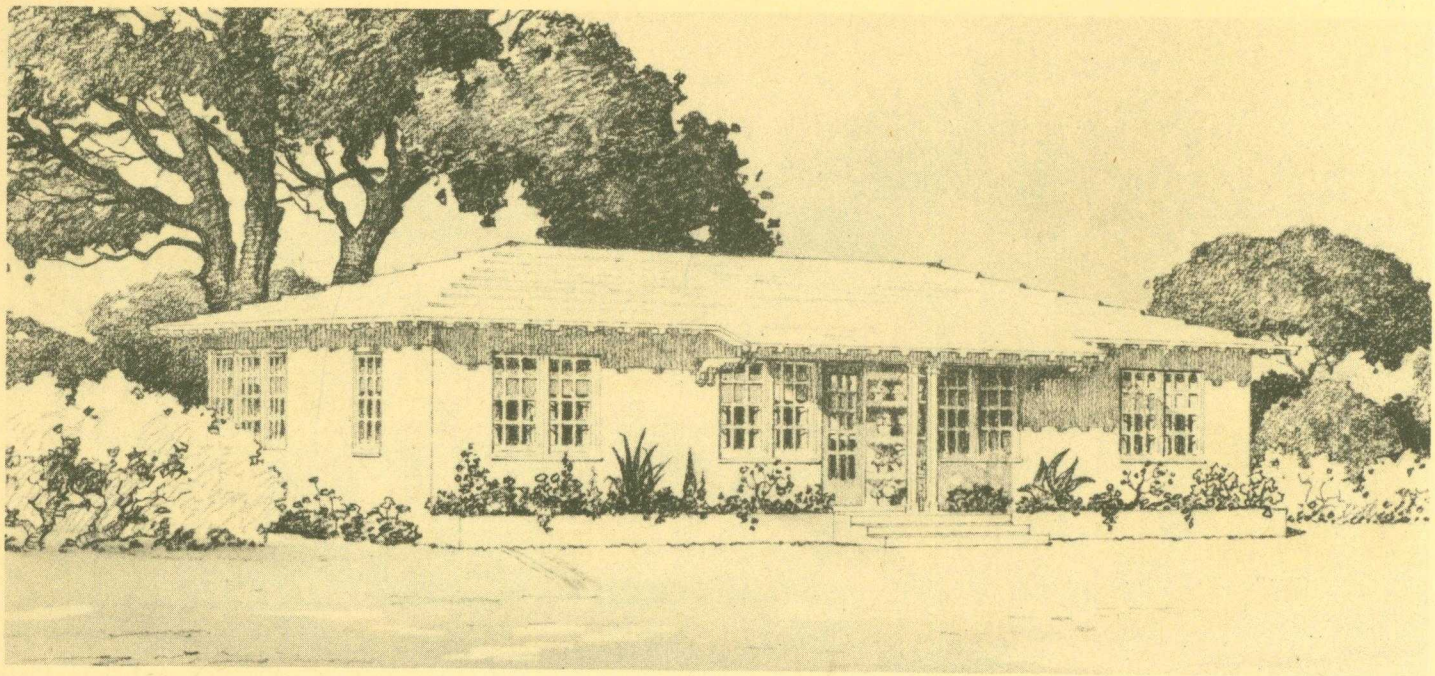
This is an ideal duplex home for a bride—as well as being an income producer. It will fit on almost any lot. There is a spacious living room, kitchen and dinette, and a large storage closet. By using curtains, the living room makes an excellent auxiliary bedroom. The large bedroom completes the picture. This plan is one of the most popular we have ever presented and has proved very popular with the thrifty home-builder.



FLOOR PLAN

SIZE
24'-6" X 24'-0"

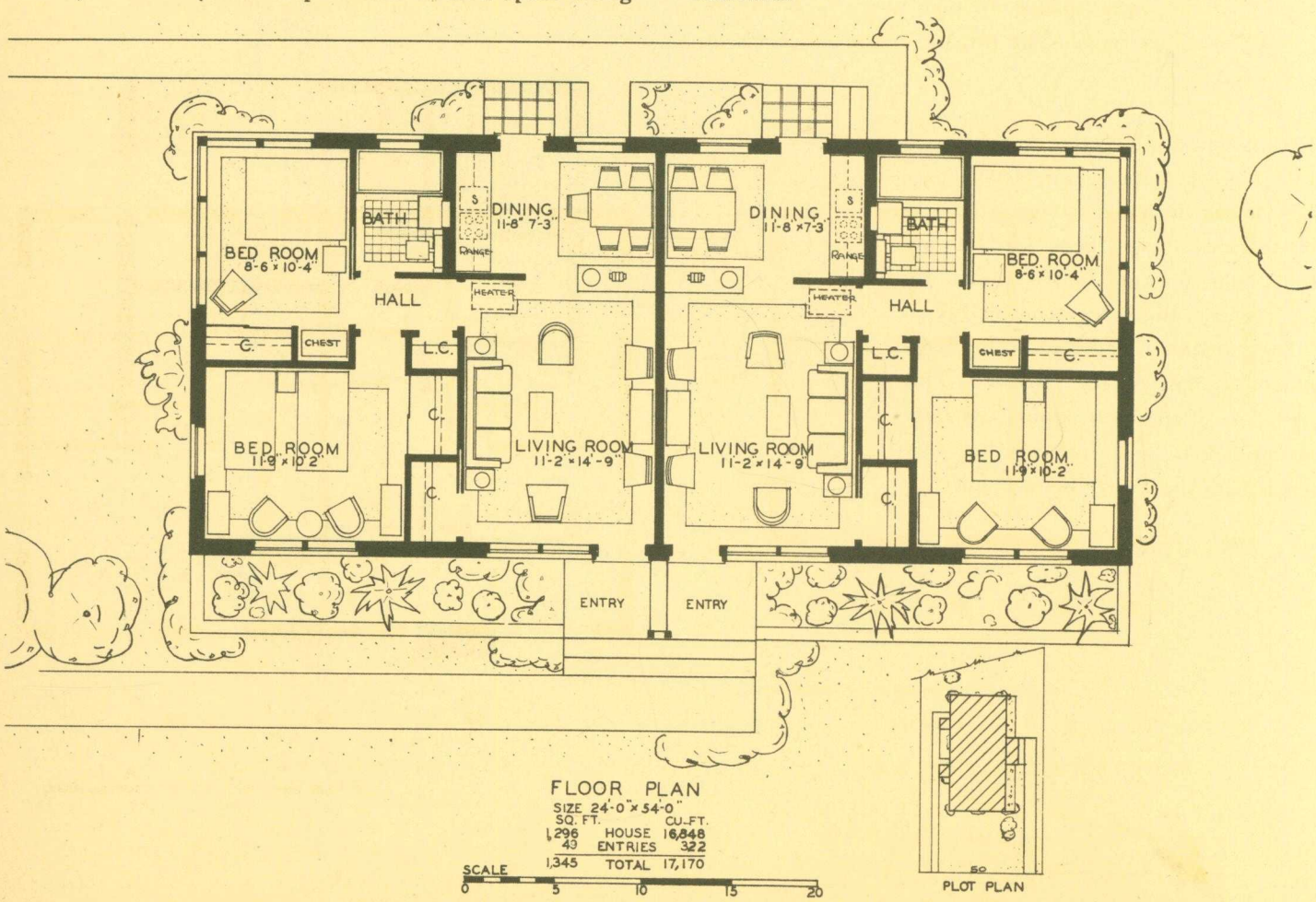
SQ. FT.		CU. FT.
588	FIRST FLOOR	6,468
588	SECOND FLOOR	5,880
1,176	TOTAL	12,348

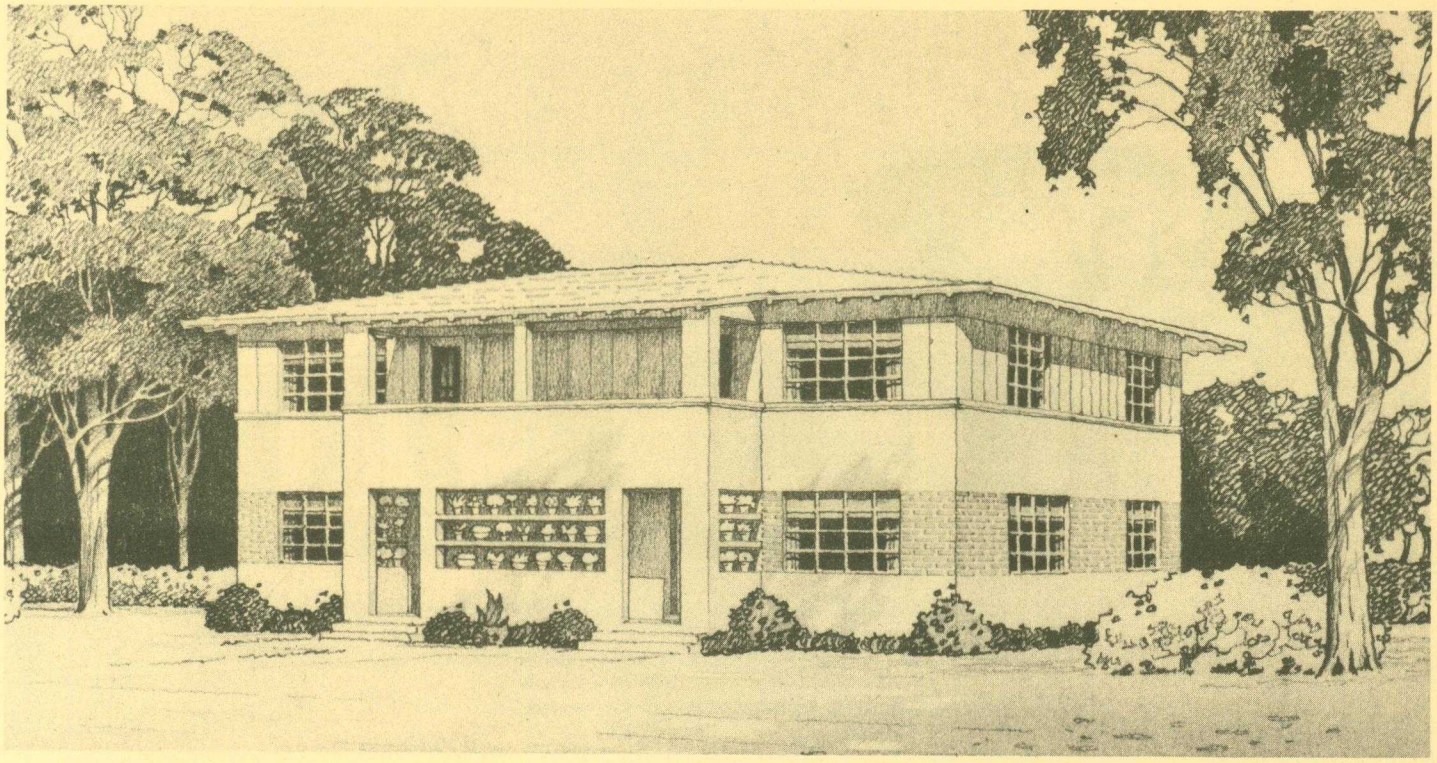


THE ECONOMY

Plan No. 417

Although designed for economy in construction, this attractive duplex can be a source of enjoyment and income for many years. Complete three-way cross ventilation and generous exposure makes this duplex extremely livable. Roomy closet space and modern space-saving arrangement eliminate the pent-up atmosphere so common in ordinary duplexes. The compact plumbing arrangement reduces bulding costs. This unit may be built two to a lot or in duplex courts. The same plan is available with larger bedrooms.

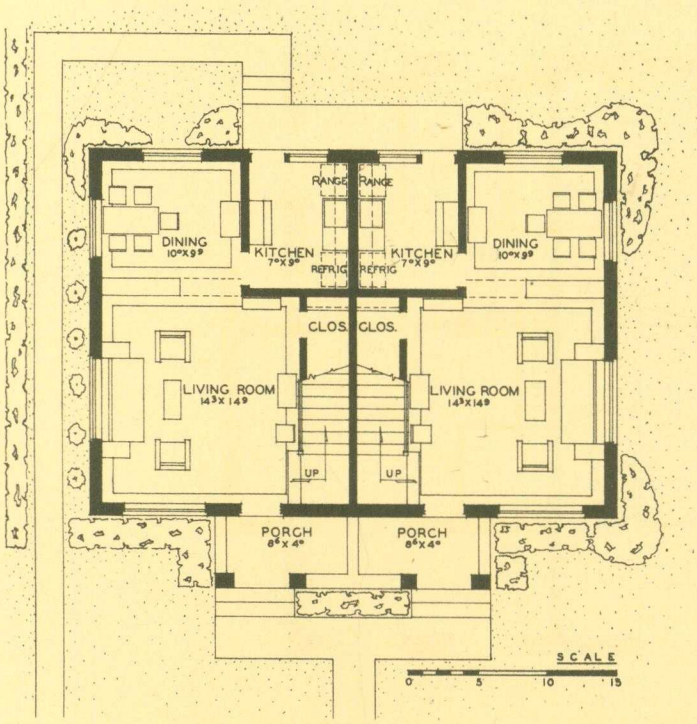




Plan No. 418

THE ROWLAND

You see here a roomy, well-ventilated and most economical duplex unit and you can build two of these buildings to a lot. Note there is no waste space, although there is plenty of closet room! The privacy of the bedrooms on the second floor is unusual and you enjoy every convenience of a two-story individual home! Every room is a corner room, assuring brightness. No apartment unit offers so much living in so economical a plan.

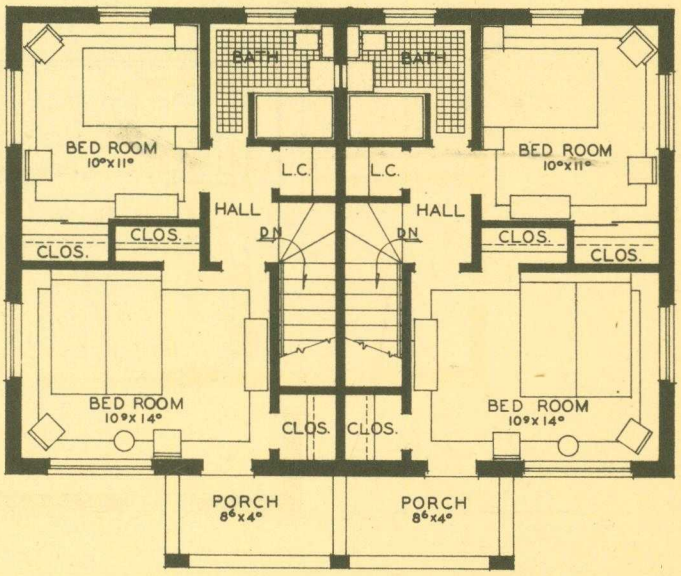


FIRST FLOOR PLAN

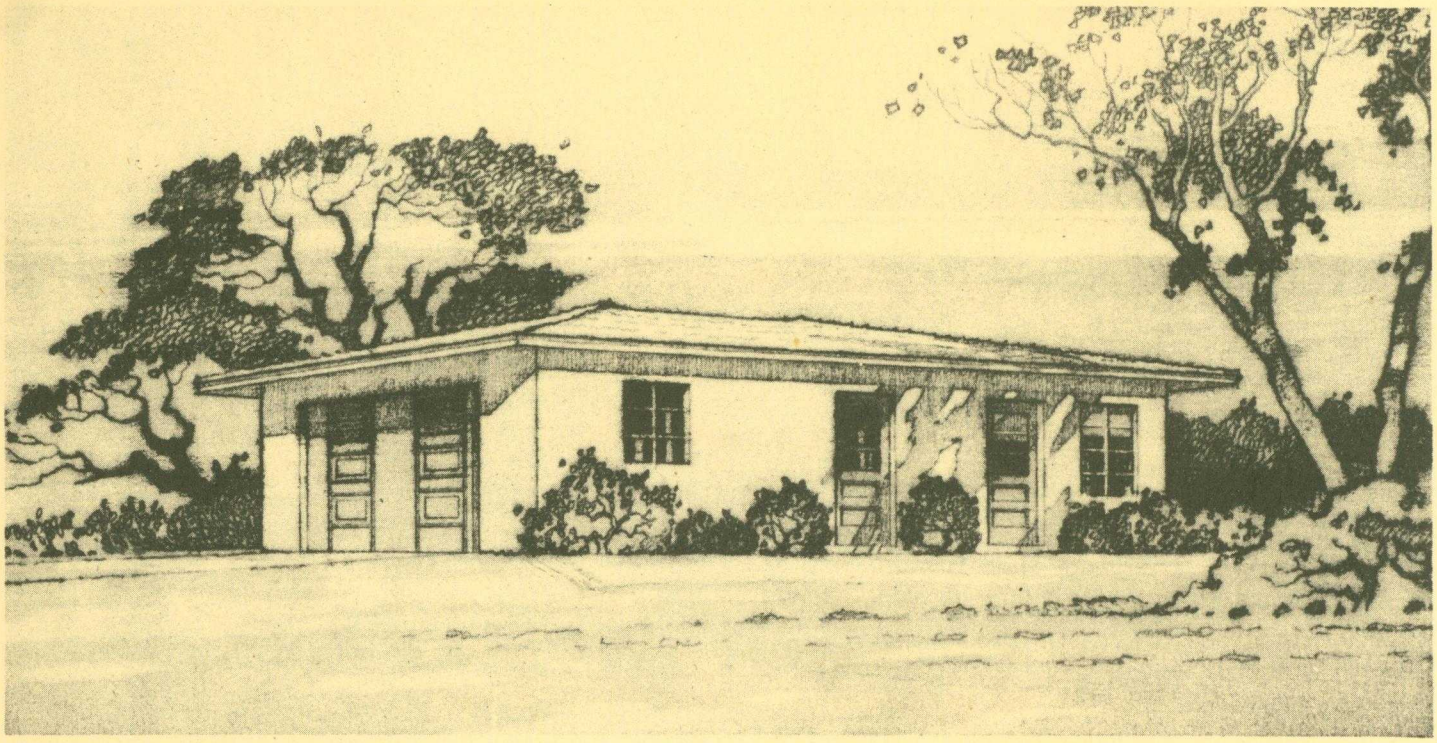
SIZE

31'-6" X 38'-0"

SQ. FT.		CU. FT.
987	FIRST FLOOR	10,857
50	PORCH	550
987	SECOND FLOOR	9,870
2,024	TOTAL	21,277



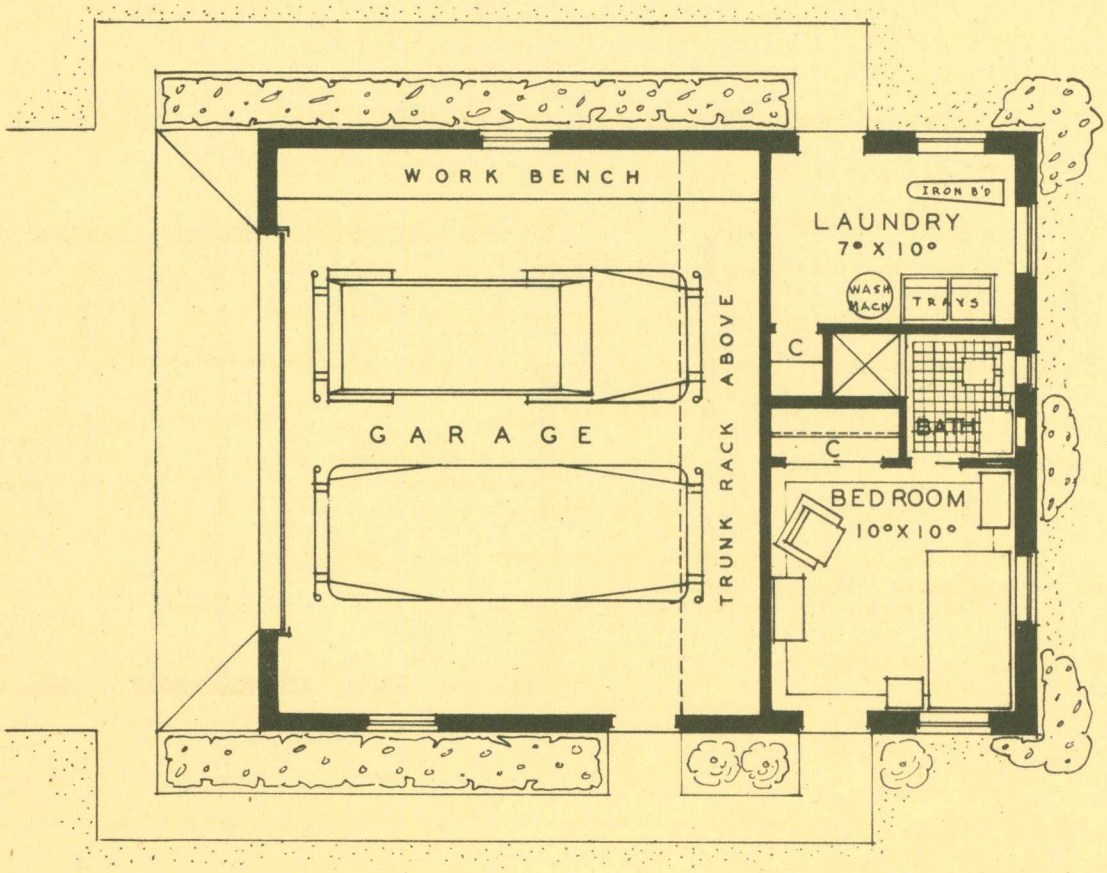
SECOND FLOOR PLAN



THE USEFUL

Plan No. 420

This plan shows you how to convert that garage into a revenue producer by providing a fine bedroom and living room for a tenant. Or, it would be mighty handy as a maid's room, as well as giving you plenty of space for one or two cars, or a handyman's workbench. Harmony shows in every line of this garage-bedroom combination, as well as complete utility of facilities within.



SCALE

0 5 10 15

SIZE

24'-6" X 32'-0"

784 SQ.FT. — 8,624 CU.FT.

A SPECIAL NOTICE TO SUB-DIVISION OWNERS AND DEVELOPERS

Every real estate developer and sub-division owner, as well as the builder who may plan operations on a half-dozen or so lots, will be interested in what we're going to say.

AMERICAN PLAN SERVICE has a special department that can plan standard floor plans, with five or six fronts, and the plans prepared in rights and lefts. Foundations can be made to fit any soil condition.

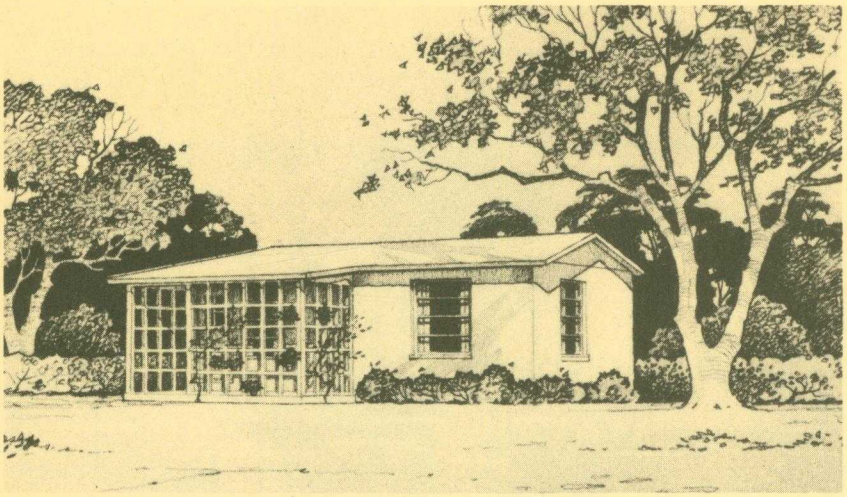
We lay out apartment houses by the block, sending you complete plans for any type or size of sub-division, at any price range for the homes.

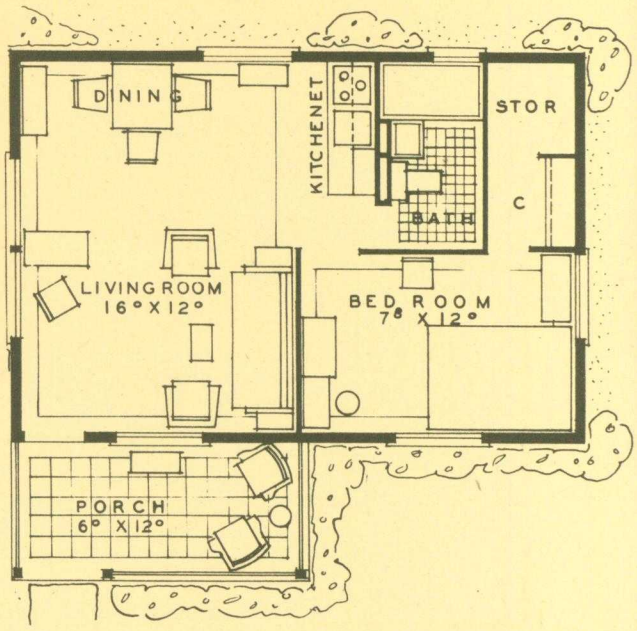
HERE IS SOMETHING ALL DEVELOPERS WILL BE GLAD TO HEAR—IT MEANS A SHARP SAVINGS IN OPERATING COSTS BY REDUCING LABOR COSTS—and this is how:

We can provide you with charts reducing your operations to TWELVE from the customary 35 or so, SAVING FROM 25% to 33 1-3% of your labor costs.

We also can give you fluid material information. Our experience covers hundreds of sub-division operations and we welcome the toughest problems of this kind.

This service is supplied at a nominal cost, too!





SCALE
0 5 10 15

Plan No. 421-A THE FRANKLIN

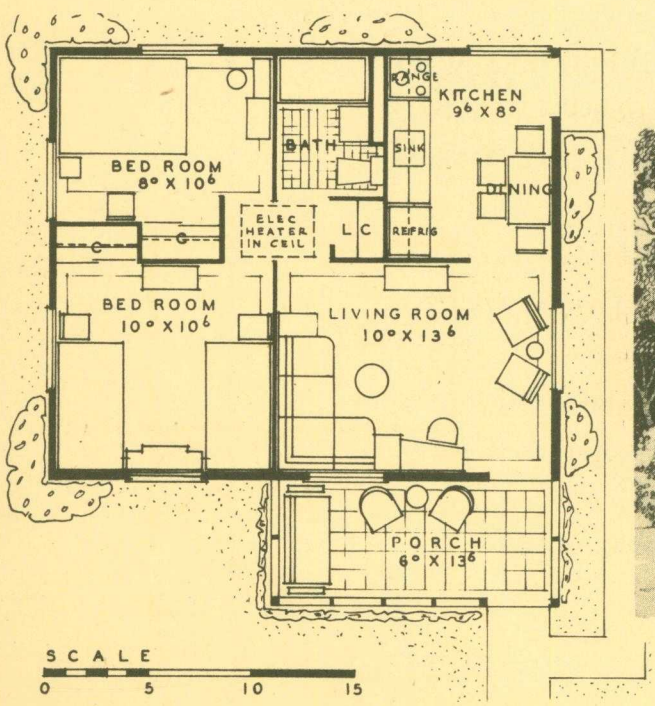
This plan and its companion plan, 421-B, are beautifully adapted to tourist court construction, providing the utmost in utility and convenience, along with comfort and charm. Or, for those who prefer a friendly retreat in the woods, at the beach or on a lake shore, it is ideal for resort enjoyment and vacation fun.

You will note the many innovations in this plan, designed for easy building and maximum use.

FLOOR PLAN 421 A

SIZE
23'-0" X 24'-8"

SQ. FT.		CU. FT.
411	HOUSE	4,110
80	PORCH	360
491	TOTAL	4,470

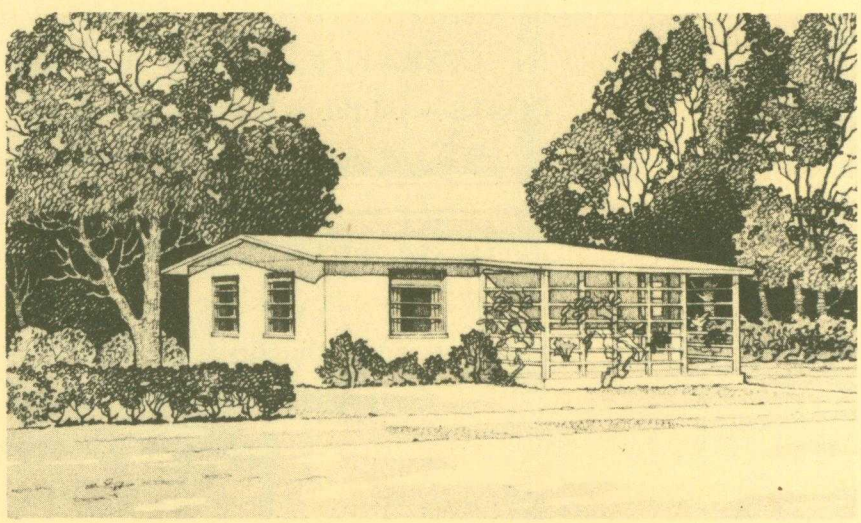


SCALE
0 5 10 15

FLOOR PLAN 421 B

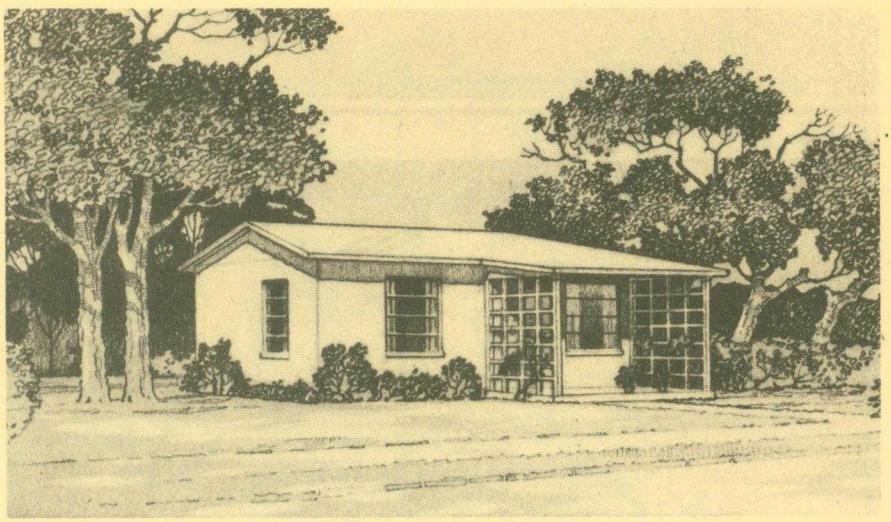
SIZE
27'-0" X 24'-8"

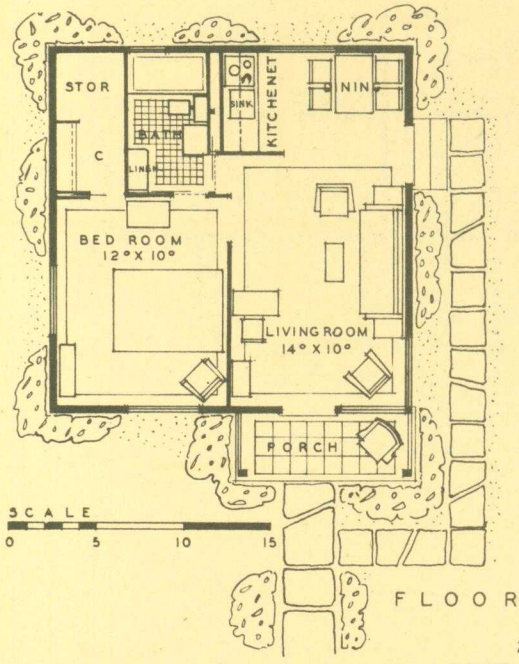
SQ. FT.		CU. FT.
500	HOUSE	5,000
90	PORCH	405
590	TOTAL	5,405



THE SURETY Plan No. 421-B

Here is a real money-maker for tourist court and cabin developments, with two fine bedrooms to accommodate several persons. Sturdy construction blend with grace and charm to give you a wonderful investment property. This plan, with its companion plan, 421-A, can be built on alternate sites to provide a pleasing variety to the eye.





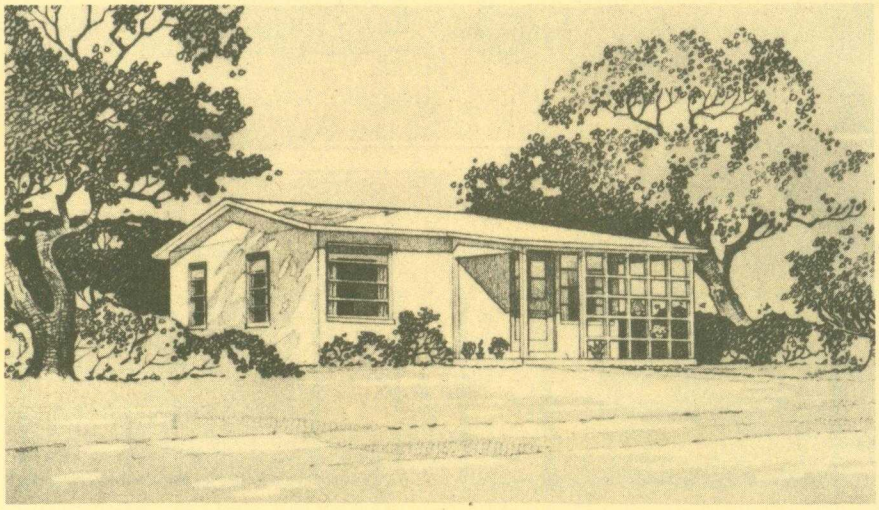
FLOOR PLAN 422 A

SIZE
24'-6" X 20'-8"

SQ. FT.		CU. FT.
427	HOUSE	4,270
40	PORCH	180
467	TOTAL	4,450

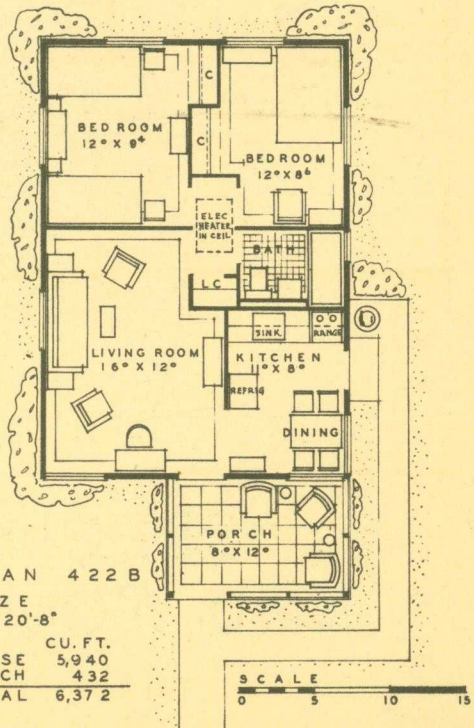
Plan No. 422-A THE TRAVELER

Ideally intended for travelers who choose to spend a restful night in a tourist court or cabin development, or to live there in comfort. Plan 422-A and its companion, 422-B, offer the investment developer a variety of uses, as well as enabling him to avoid monotony of appearance. Any builder of this plan will find it a real revenue producer, and its many conveniences and innovations mean he will have satisfied tenants.



OLD COMFORT Plan No. 422-B

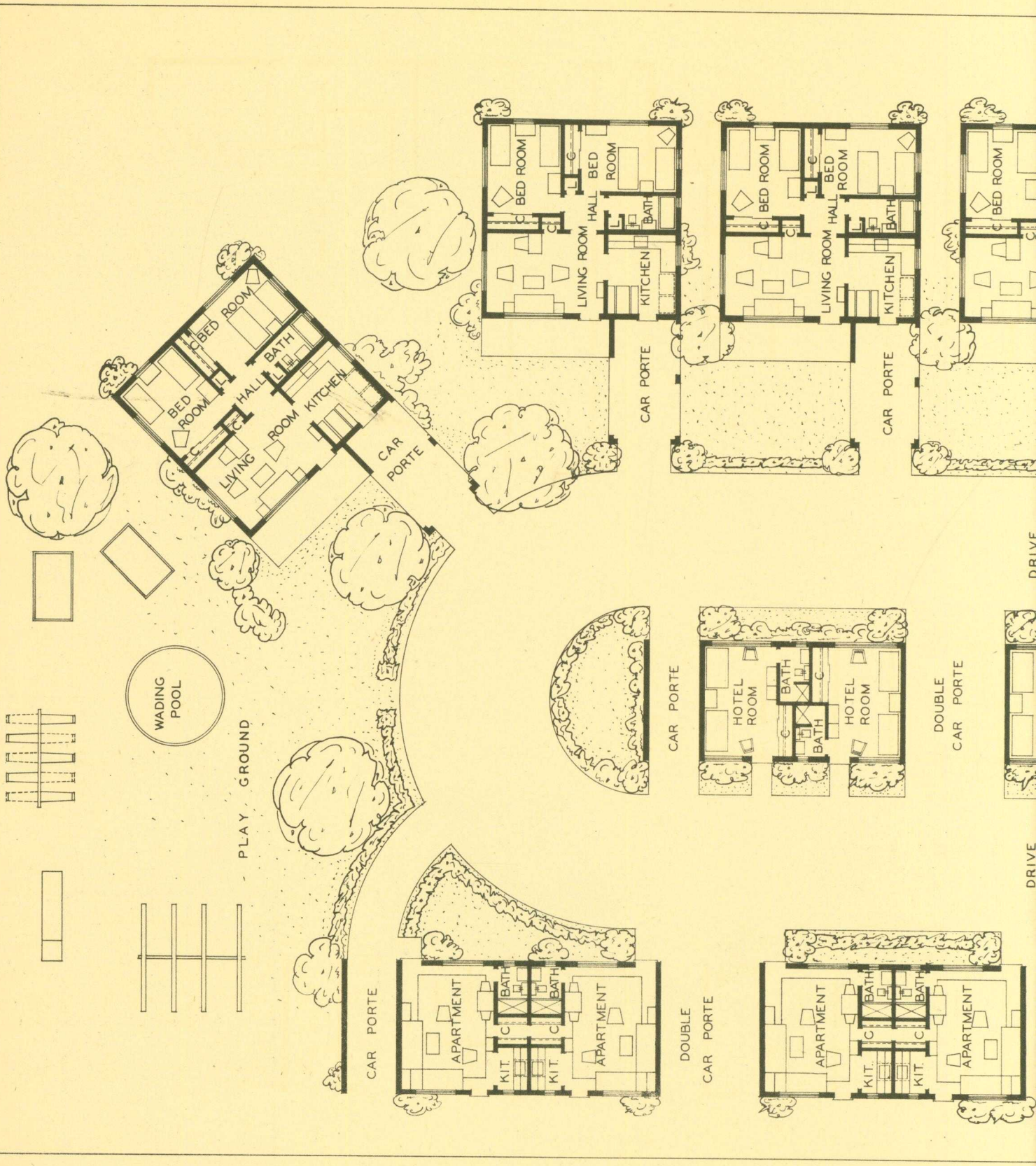
There's a lot of livable space in this compact two-bedroom home suggested either for your own use or to build in a series as an investment. Very fine for tourist cottage courts, or for resort centers where your tenants may stay anywhere from two weeks to several months. Excellent to vary with its companion plan, 422-B to present a graceful, neat and clean appearance to your prospective occupants.



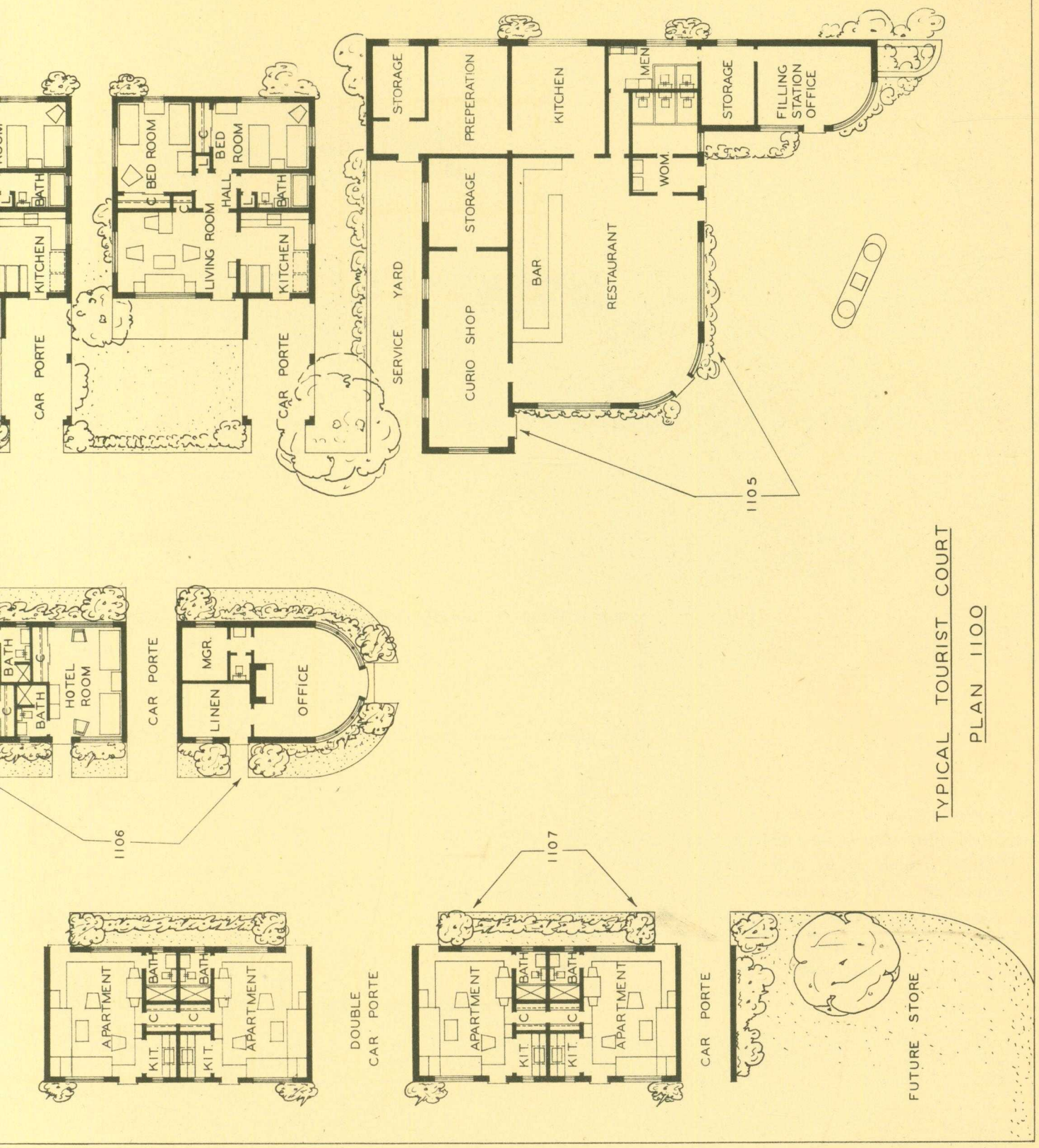
FLOOR PLAN 422 B

SIZE
36'-4" X 20'-8"

SQ. FT.		CU. FT.
594	HOUSE	5,940
96	PORCH	432
690	TOTAL	6,372



SPECIAL SERVICE CENTER AND TOURIST COURT PROJECT

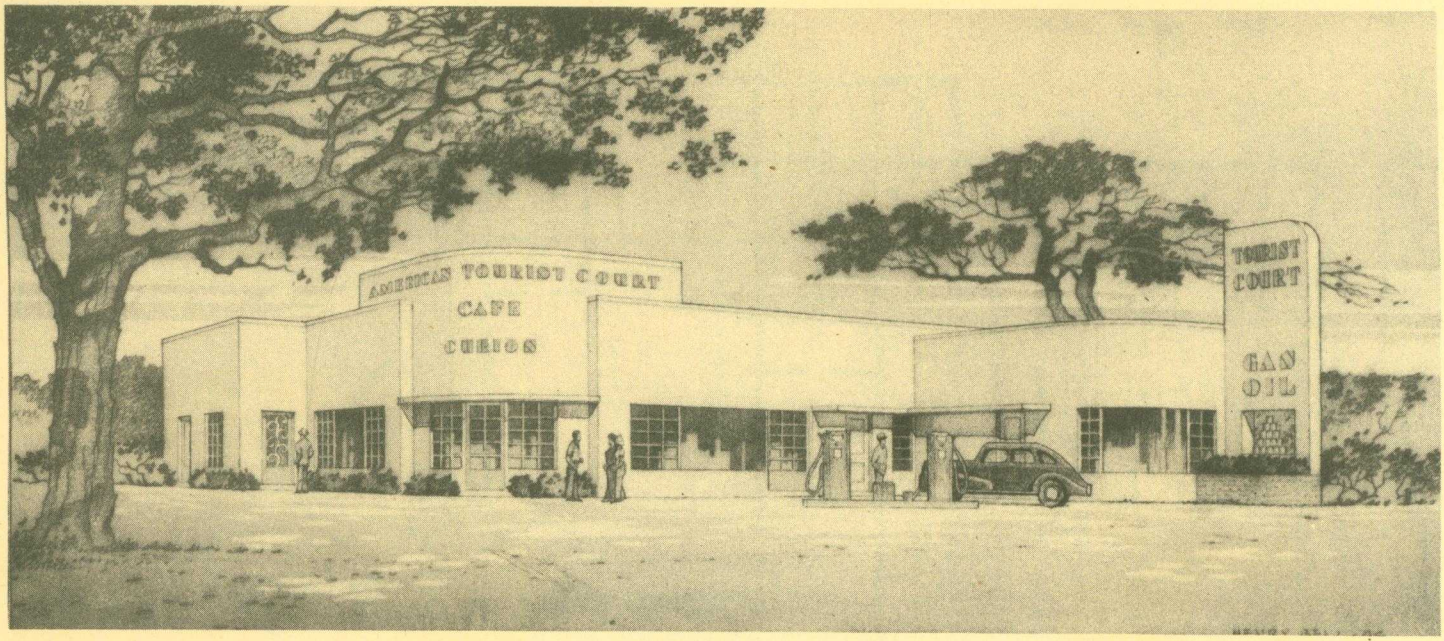


TYPICAL TOURIST COURT

PLAN 1100

After a survey of tourist courts across the country, we have developed this ideal project, covering everything that should be included in a proper tourist court development. Beginning with the restaurant and filling station, you'll find here everything needed for a balanced project, with small homes, apartments, hotel rooms, cottages and offices.

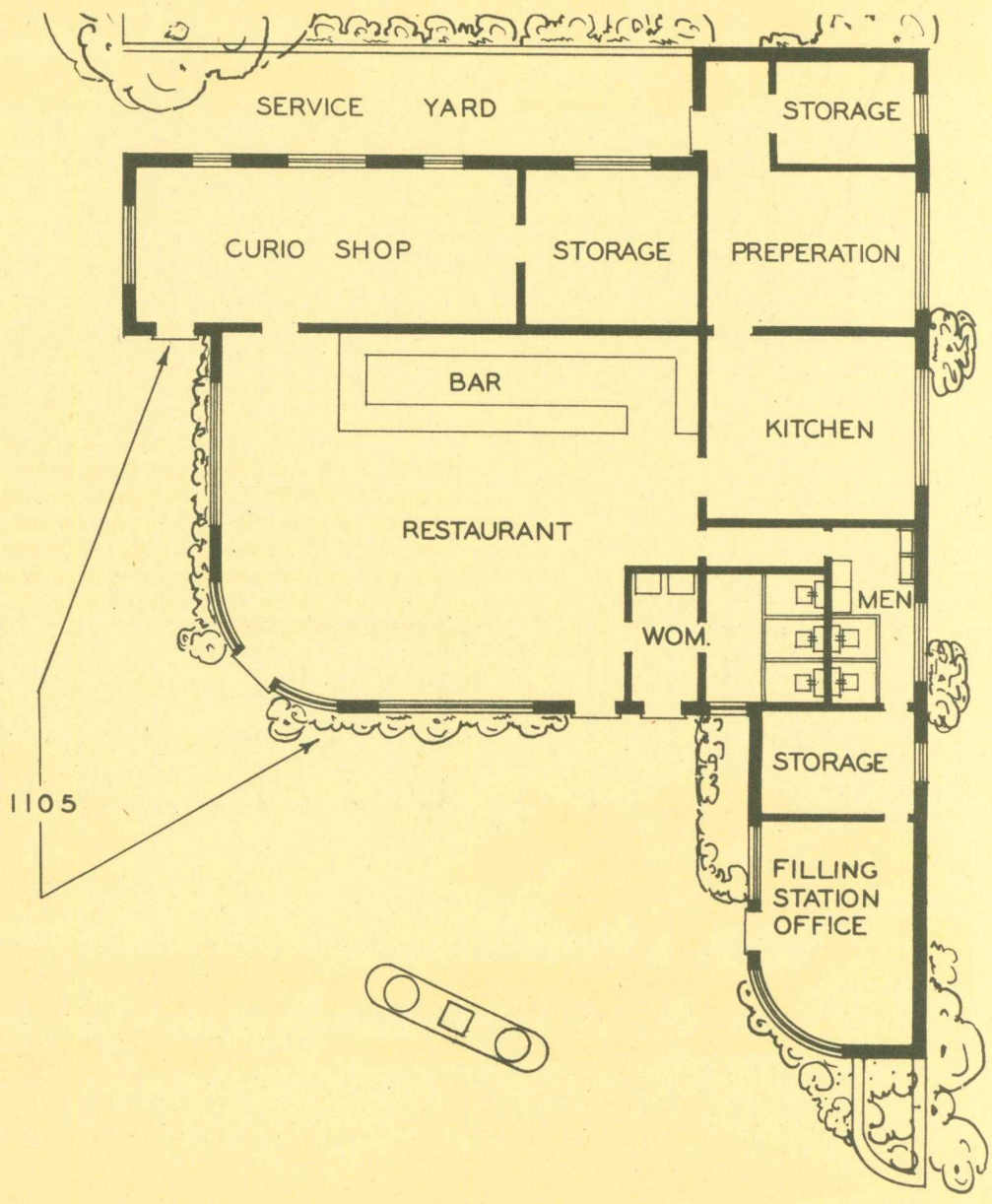
Individuals or companies desiring special services in plans, building or a general program, are invited to send in their plat plans and ideas. American Plan Service will then develop special plans and sketches to suit your needs, at a very nominal cost, and can handle all architectural and engineering needs.



THE SUPER-COURT

Plan No. 1105

No tourist cottage development can be complete without—1) its own filling station; 2) its own restaurant! We give you here the answer to both of these problems, working drawings ready for your contractor to start work!

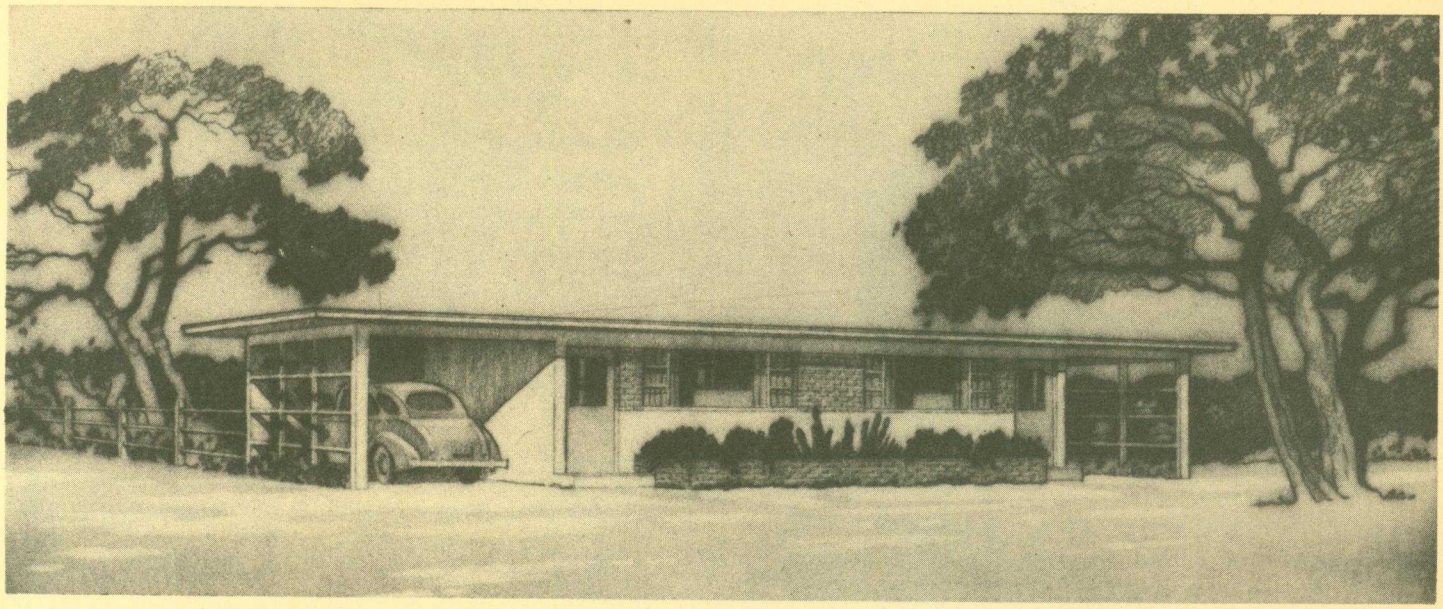


We present here an ideal apartment combination that will sleep four "as is", but could take care of ten if two of them were built together! We suggest you build with concrete slab foundation and cement block walls, and use stone or old brick for the flower beds, with an insulated, heat-resisting roof. Many new materials are available for walls and the new, package kitchens and baths offer great economy in construction costs.

While plans come in units of two, they can be built continuously off the same set of blueprints.

THE IDEAL

Plan No. 1106

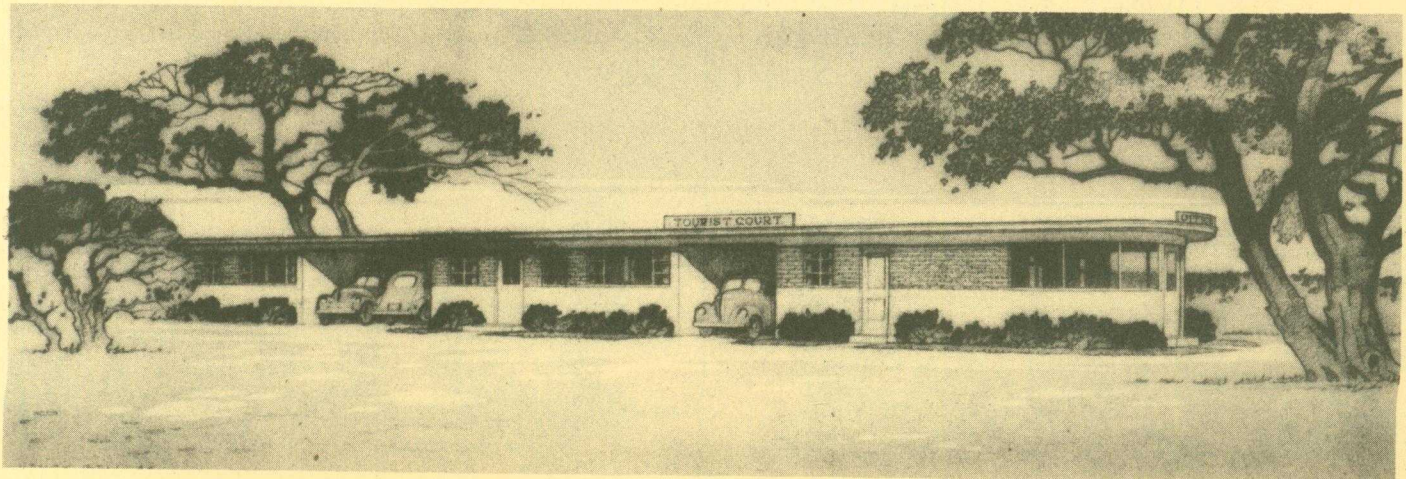


Here is a typical office and hotel room combination, with the office handily arranged for your use. Adequate car shelter is provided in this solidly-built structure of concrete slab floors, cement block walls trimmed in old brick or stone, and with a slab roof fully insulated.

Only the newest materials have been used inside to insure the lowest possible upkeep. Provision for built-in furniture makes this plan one of the largest net income producers.

THE MAYFLOWER

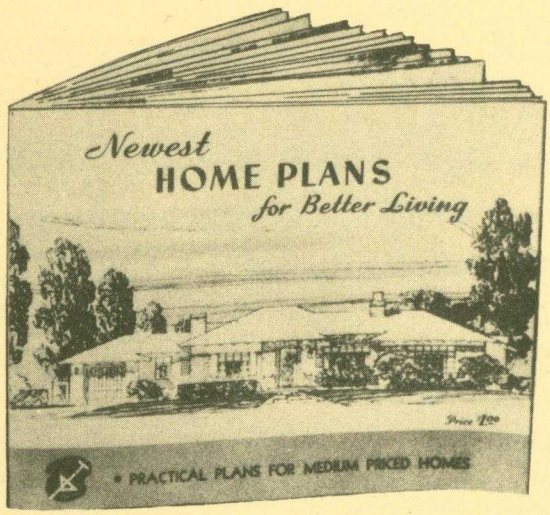
Plan No. 1107



A BOOK of 27

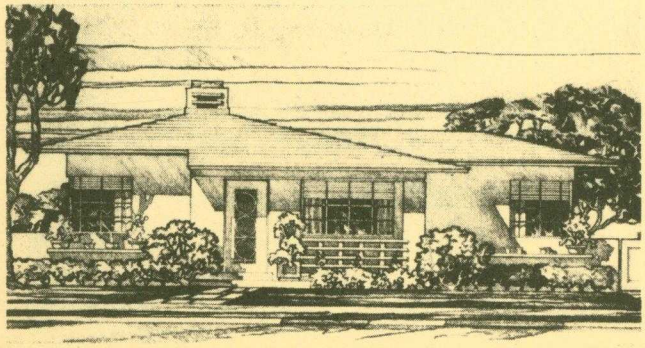
Newest HOME PLANS *for Better Living*

Sent postpaid upon receipt of $1.00

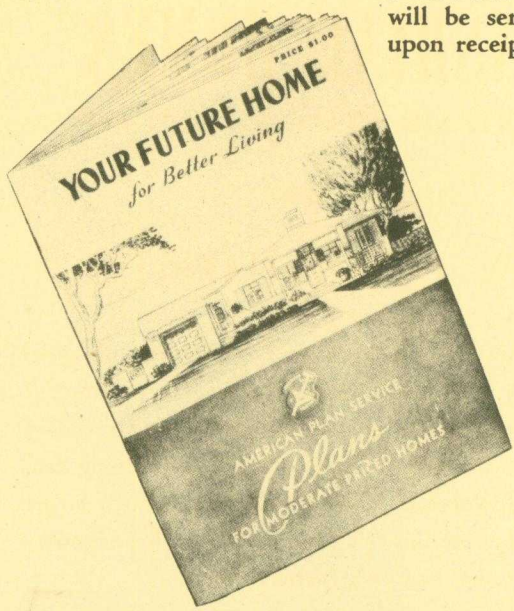


A collection of a select group of medium priced home designs, prepared by the South's leading architects with an eye toward easing the problems confronting the post-war home builder. Compiled in the attractive book shown here, these latest home plans offer to the prospective builder the most modern home designs complete with detailed floor plans. Full sets of *complete working blueprints and specifications* are available at a surprisingly *low cost.*

Select your own design from the many shown in this book. We believe that you'll find that long-dreamed-of home of your own "among the many plans available. Write *today* for your copy of "NEWEST HOME PLANS FOR BETTER LIVING." Sent postpaid upon receipt of $1.00.



The book, "YOUR FUTURE HOME," will be sent postpaid upon receipt of $1.00.

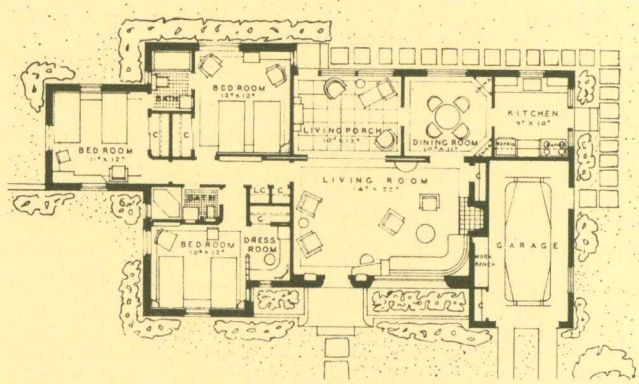


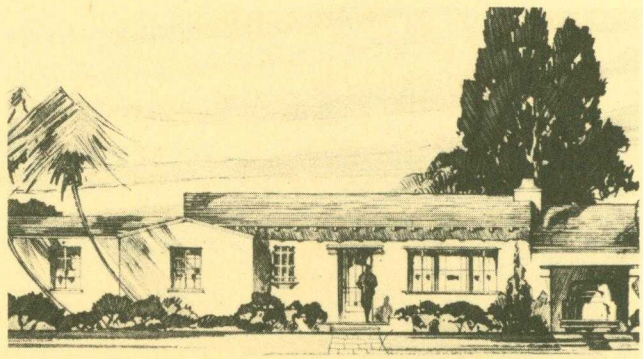
PLANS FOR MODERATE PRICED HOMES

The plans shown in this new book of homes were designed to meet today's demand for low-cost construction, due to postwar building and material problems. Wherever possible, materials carried in stock by local dealers have been specified. This reduces construction costs materially.

Beauty has not been sacrificed for economy. In fact, careful attention was given to interior and exterior decoration.

As many time-saving and convenience features were incorporated in these plans as the budget would allow.





Plan No. 123 THE STANTON

A BOOK OF 21 PLANS

"SUNSHINE HOMES"

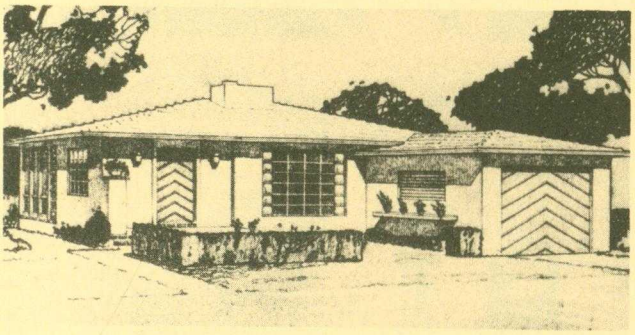
SENT POSTPAID UPON RECEIPT OF 50c

Latest Plans for

LOW COST HOMES

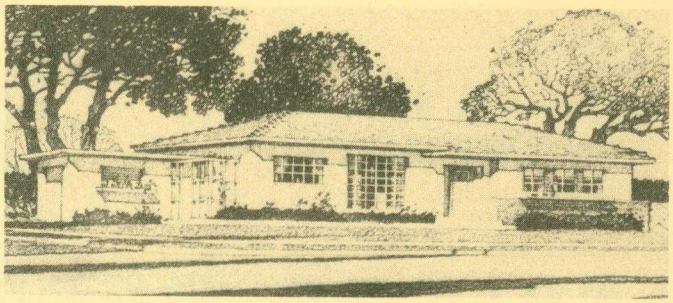
Every SUNSHINE HOMES plan is carefully designed to produce a cozy, practical and economical home for the person limited to budget building. Incorporated in each plan are many of the latest space saving features and conveniences usually found in a much larger home. And beauty has not been sacrificed for economy in these low cost, compact home designs.

The "SARASOTA" is a typical example of the 13 plans for homes and duplexes you will find illustrated in the booklet "SUNSHINE HOMES."



The SARASOTA PLAN NO. 808

Architecturally, this is a gem of a plan, and a new innovation in the small house field. It offers the most perfect furniture spacing of any small home plan we have produced. Although small, it offers full living accommodations, plenty of closet space; economy in plumbing. A practical and unique fireplace feature, and the dining room, living room and porch arrangement allows for full enjoyment of outdoor living.



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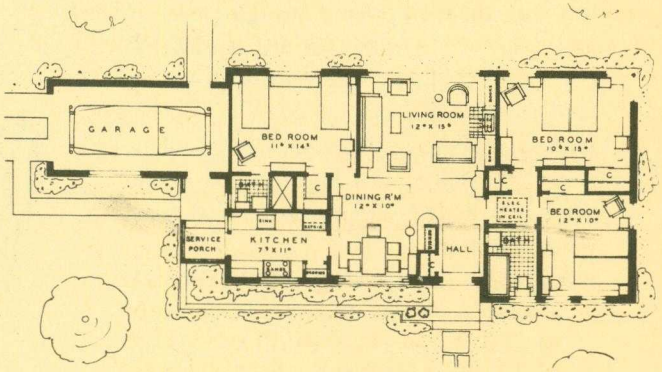
The New APS HOME PLANS BOOK

of Forty 1, 2 and 3 Bedroom Homes suitable for building anywhere in the U.S.A.

A *new* book, containing 40 practical plans for Low-Priced Homes . . . suitable for construction anywhere in U. S. A.

Considerable time, thought, skill and experience is reflected in these 40 plans for 1, 2 or 3 bedroom homes. The wide range of styling includes types of buildings popular in the Southeast, Southwest, Central and Northern sections of the country.

Blueprints and specifications are available, all ready for you to start building.



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AMERICAN PLAN SERVICE
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Gentlemen:

Enclosed please find $....., for which send me.....copies of the plan books checked below:

APS HOME PLANS	$0.50	☐
YOUR FUTURE HOME	$1.00	☐
NEWEST HOME PLANS	$1.00	☐
SUNSHINE HOMES	$0.50	☐

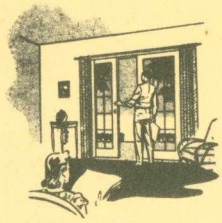
Or, send me ALL FOUR of your plan books at the special club price of ONLY $2.50

Name.....

Address.....

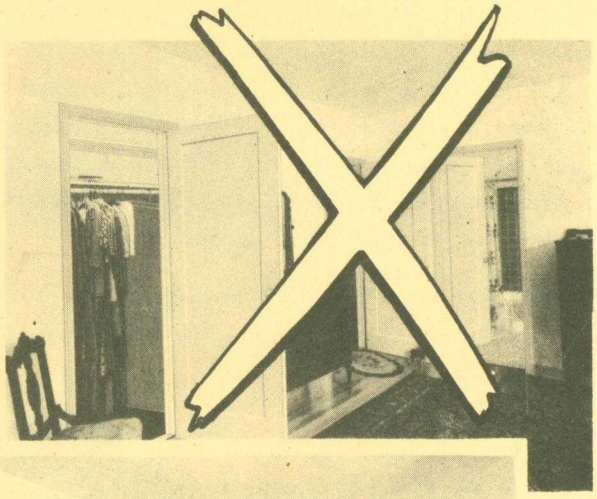
City & State.....

WHEN YOU BUILD
YOUR NEW HOME . . .



THIS IS WHERE WE COME IN!

HAR-VEY *Sliding Door* HARDWARE does away with old-fashioned swinging doors.



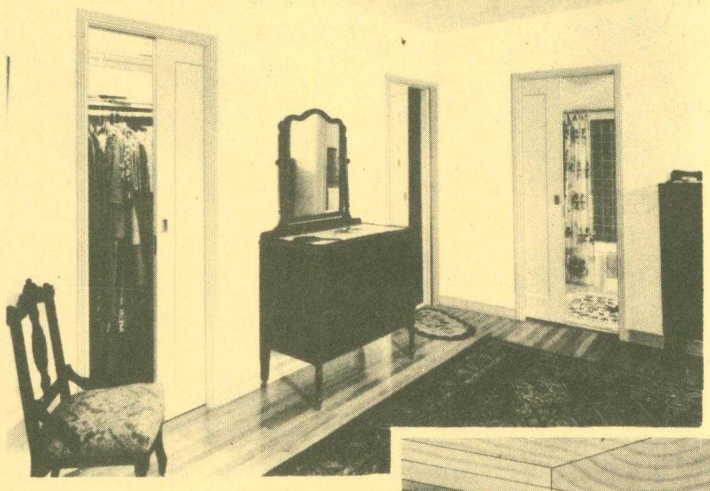
Now is the time, *before you build,* to consider the many advantages of the modern sliding door over the old method hinged door.

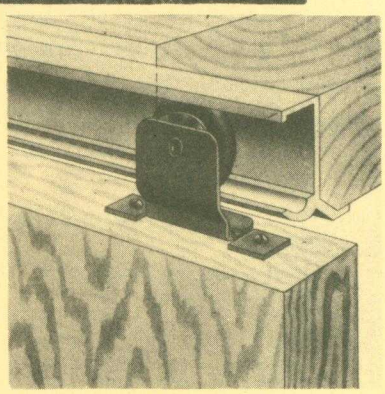
Today, with building material at a premium and new homes restricted to limited cubic footage, full utilization of floor space is doubly valuable to the home builder.

Multiply the number of doors specified in your home plan by nine square feet—the floor space used by a swinging door—and you will readily see the additional clear floor space available through use of modern sliding doors.

Sliding doors permit use of ALL the floor area. Furnishings can be arranged as desired and floor coverings are saved from wear and tear.

HAR-VEY Sliding Door HARDWARE is available NOW for installing single or double interior or exterior sliding doors. The HAR-VEY is the simplest to install and operate and the most durable sliding door *Hardware* yet devised.





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